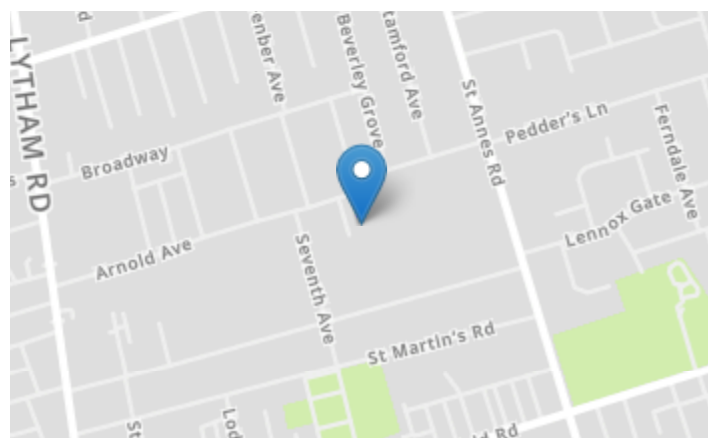


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(82 to 100)	B		
(69 to 81)	C		
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Most energy efficient - higher running costs		68	74
England, Wales & N.Ireland		EU Directive 2002/91/EC	



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 (2) Frank Wyles & Co. has any authority to make or give any representation or warranty whatever in relation to this property.

Southlands, Sixth Avenue,

- Superior Detached Family Home
- Tucked Away in a Quiet Cul-De-Sac
- Very Well Presented Throughout
- 3 Receptions, Study & Dining Kitchen
- 4 Bedrooms, 2 Bathrooms
- Private Gardens
- Viewing Highly Recommended



£895,000

Freehold
 Energy Efficiency Rating: D



Southlands, Sixth Avenue, £895,000

This superior detached family house is tucked away in a private cul-de-sac yet within easy reach of Blackpool centre and the motorway network. The accommodation which is presented to a high standard throughout comprises to the ground floor three reception rooms, a study, a dining kitchen, a utility room, and a guest wc. Upstairs there are four bedrooms including a master suite with walk-in wardrobe and en-suite, a modern shower room and a separate wc. The property is set in private gardens with off street parking and a garage.

Tenure: Freehold

Council Tax: Band G



Ground Floor PORCH

Double glazed lead effect window to side, door to:

ENTRANCE HALL

Double glazed lead effect window to front, two radiators, underfloor heating, tiled flooring, stairs to first floor with storage cupboard under, door to:

STUDY 2.98m (9'9") x 2.96m (9'8")

Double glazed lead effect windows, radiator, telephone point, corniced features, picture rail.

LOUNGE 11.81m (38'9") x 4.82m (15'10")

Two double glazed lead effect bay windows to side, double glazed lead effect window to front, four radiators, parquet flooring, corniced features, picture rail, TV point, two fireplaces with tiled hearths, double doors to:

PLAY ROOM 4.67m (15'4") x 2.17m (7'2")

Double doors to rear garden, underfloor heating, radiator, door to:

SITTING ROOM 5.44m (17'10") x 4.37m (14'4")

Double glazed lead effect bay window to rear, delph rail, radiator, wood paneled features, fireplace housing solid fuel burning stove, TV point.

TOILET

Fitted with two piece suite comprising wc and wash hand basin, part tiled walls, obscure double glazed window to side, concealed boiler.

CLOAKROOM

Hanging space.

FITTED KITCHEN 7.54m (24'9") x 3.68m (12'1")

Fitted with a matching range of farmhouse style base and eye level units with worktop space, island unit, butler style sink with mixer tap, integrated dishwasher and fridge, space for range cooker with extractor over, TV point, two double glazed lead effect windows to side, tiled flooring, door to:

PORCH

Double glazed windows, external door to rear, doorway to:

UTILITY ROOM 2.57m (8'5") x 1.45m (4'9")

Double glazed window to rear, worktop space, plumbing for washing machine, space for dryer and freezer, tiled flooring.

First Floor LANDING

Obscure double glazed window to side, double glazed window to front, radiator, door to:

MASTER BEDROOM 5.69m (18'8") x 4.92m (16'2")

Double glazed window to side, radiator, telephone point, picture rail, archway to:

WALK-IN WARDROBE 3.57m (11'9") x 1.21m (4')

With hanging space, two built-in cupboards (one housing a boiler), door to:

EN-SUITE BATHROOM

Fitted with five piece suite comprising bath with mixer tap, double wash hand basin with twin mixer taps, shower enclosure with fitted shower, bidet and WC, full height tiling to all walls, window to rear, radiator, tiled flooring, double glazed window to rear.

BEDROOM 2 5.33m (17'6") x 4.43m (14'6")

Double glazed lead effect windows to rear and side, radiator.

BEDROOM 3 4.92m (16'2") x 2.26m (7'5")

Double glazed lead effect window to side, picture rail radiator.

BEDROOM 4 4.92m (16'2") x 2.24m (7'4")

Double glazed lead effect windows to front and side, radiator.

SHOWER ROOM

Fitted suite comprising walk-in shower area with fitted twin head shower and glass screen, and double wash hand basin with storage under and twin mixer taps, full height tiling to all walls, obscure double glazed window to side, double glazed window to front, fitted storage units, radiator.

TOILET

Wc, tiled walls, obscure window to side.

External

Set in large mature gardens with paved and lawned areas enclosed with planted borders. Off road parking for multiple vehicles and driveway leading to a brick-built single garage with courtesy door. External lighting and water tap.

