



Cunliffe Road, Blackpool

Offers Over £100,000

# Cunliffe Road

## Blackpool

This charming property boasts a delightful 2 bedroom layout, making it the perfect space for a small family, first time buyers or professionals in search of a comfortable abode. With no chain, buyers can expect a stress-free and quick transaction. The house features two reception rooms, providing ample space for entertaining guests or creating a cosy relaxation area. Additionally, the south facing yard allows for plenty of natural light to flood the property, enhancing the overall warmth and ambience.

The south facing yard to the rear allows for plenty of natural light into the property with the added benefit of a wooden shed, with power outlets, offering a convenient storage option.

Viewing is recommended to appreciate the accomodation this home has to offer.

Council Tax band: A

Tenure: Freehold

- No Chain
- 2 Reception Rooms
- South Facing Yard





### Hallway

15' 8" x 3' 2" (4.78m x 0.97m)

### Lounge

12' 4" x 9' 4" (3.75m x 2.84m)

UPVC double glazed window to the front elevation, radiator and gas fire with surround.

### Dining Room

11' 11" x 12' 6" (3.62m x 3.82m)

Second reception/dining room. UPVC double glazed window to the rear elevation, electric fire and flushed ceiling spotlights. Access to under stairs storage.

### Kitchen

12' 7" x 6' 8" (3.83m x 2.04m)

Matching range of base and wall units with fitted worktops. Integrated oven and electric hob with extractor hood, microwave and stainless steel sink with draining board. UPVC double glazed window and door leading onto the rear porch/yard.

### Other

4' 5" x 4' 8" (1.35m x 1.43m)

Porch to the rear leading off from the kitchen. UPVC double glazed door leading onto the yard.





## Landing

### Bedroom 1

9' 0" x 14' 2" (2.74m x 4.31m)

Two uPVC double glazed windows to the front elevation, radiator.

### Bedroom 2

11' 11" x 8' 10" (3.64m x 2.69m)

UPVC double glazed window to the rear elevation, radiator.

### Bathroom

11' 11" x 5' 2" (3.63m x 1.57m)

Three piece suite bathroom comprising of low flush WC, wash basin and panelled bath with overhead shower attachment. UPVC double glazed opaque window to the rear elevation, heated towel rail.







#### FRONT GARDEN

North facing garden to the front.

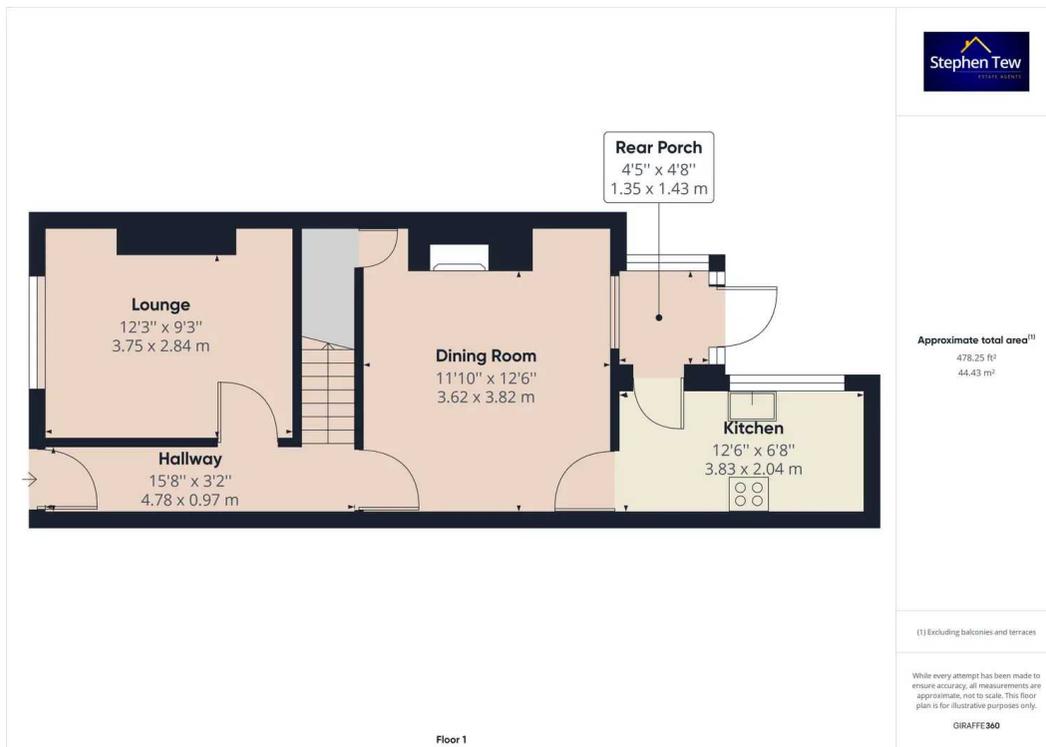
#### YARD

South facing yard to the rear with wooden shed for storage.

#### ON ROAD

1 Parking Space







## Stephen Tew Estate Agents

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