



5 Wanstead Crescent, Marton, Blackpool, Lancashire, FY4 4AR

**Price £175,000**

- Traditional Detached House
- Lounge, Dining Room
- Fitted Kitchen, Utility Room, GF WC
- 3 Bedrooms plus Boarded Attic
- Gas Central Heating System
- uPVC Double Glazing
- Driveway, Garage
- Enclosed Rear Garden
- 1094.1 sq ft.



## Property Description

### GROUND FLOOR

#### ENTRANCE VESTIBULE

Hardwood opaque glazed window to rear, hardwood glazed opaque door to Entrance Hall.

#### CUPBOARD

Utility cupboard with fuse box and gas and electricity meters.

#### ENTRANCE HALL

Circular uPVC frosted double glazed window to side, double radiator, stairs, door to under stair WC.

#### LOUNGE

**13' 0" x 12' 8" (3.96m x 3.86m)**

Two circular uPVC double glazed windows to side, uPVC double glazed bay window to front, double radiator, wall mounted gas fireplace.

#### KITCHEN/DINING ROOM

**6.17m (20'3") x 3.94m (12'11")**

Fitted with matching base units, 1+1/2 bowl stainless steel sink with mixer tap, fridge, two electric ovens, four ring induction hob with extractor hood over, two circular uPVC double glazed windows to side, uPVC double glazed window to rear, radiator, wooden flooring, uPVC double glazed tri-fold door to garden, door to Utility.

#### UTILITY

**7' 5" x 5' 11" (2.26m x 1.8m)**

Space for Washing machine, vent for tumble dryer, space for freezer, uPVC double glazed window to side, uPVC double glazed window to rear.

#### WC

uPVC frosted double glazed window to side, fitted with wash hand basin and low-level WC, double radiator.

### FIRST FLOOR

#### BEDROOM 1

**13' 0" x 12' 6" (3.96m x 3.81m)**

Bay window to front, fitted bedrooms suite, two built-in double wardrobes with full-length sliding doors and overhead storage, double radiator.

#### BEDROOM 3

**7' 10" x 7' 5" (2.39m x 2.26m)**

uPVC double glazed window to front, radiator.





#### **BEDROOM 2**

**12' 11" x 11' 6" (3.94m x 3.51m)**

uPVC double glazed window to rear, double radiator.

#### **BATHROOM**

**9' 10" x 8' 5" (3m x 2.57m)**

Fitted with four piece suite comprising bath, pedestal wash hand basin and low-level WC, panelled shower area, full height tiling to all walls, uPVC frosted double glazed window to side, Storage cupboard, heated towel rail.

#### **LANDING**

uPVC frosted double glazed window to side. Access to loft via pull down ladder.

#### **LOFT ROOM**

Fully boarded loft with velux skylight.

#### **OUTSIDE**

Open plan garden with driveway to front. Enclosed garden to rear.

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#### **Other Points of Interest**

Tenure **Freehold**

Approximate Age of Property: **1950s**

Local Authority: **Blackpool Borough Council**

Council Tax Band: **D**

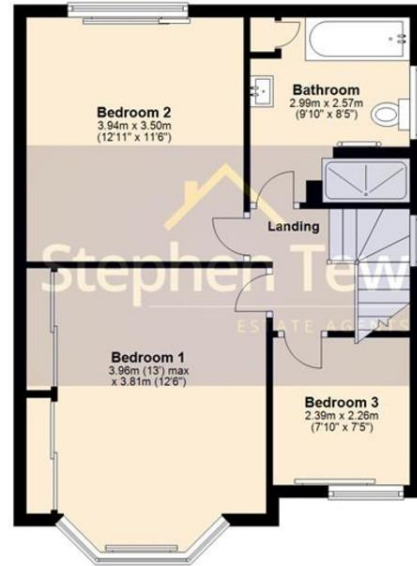
### Ground Floor

Approx. 53.0 sq. metres (570.5 sq. feet)



### First Floor

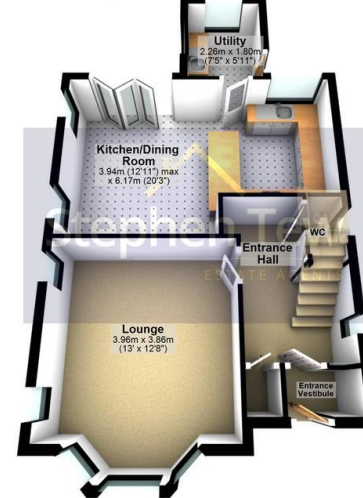
Approx. 48.6 sq. metres (523.6 sq. feet)



Total area: approx. 101.6 sq. metres (1094.1 sq. feet)

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements