



- Spacious Three Bedroom Terraced House
- Two Reception Rooms, Fitted Kitchen
- Three Piece Bathroom, South Facing Rear Garden

31 Hawthorn Road, Blackpool, FY1 2RE

£99,950

SPACIOUS THREE BEDROOM MID-TERRACED HOUSE - TWO RECEPTION ROOMS - GOOD SIZE KITCHEN - THREE-PIECE BATHROOM SUITE - DOUBLE GLAZING - GAS CENTRAL HEATING - GARDENS TO FRONT AND REAR - NO CHAIN DELAY - IDEAL INVESTMENT WITH TENANT IN SITU PAYING £600PCM - CALL 01253 978888 FOR YOUR APPOINTMENT TO VIEW.



Property Description

ENTRANCE HALL

UPVC front double glazed door. Carpeted flooring.

HALLWAY

Radiator, carpeted flooring.

LOUNGE

12' 4" x 11' 3" (3.78m x 3.43m) Double glazed uPVC bay window. Radiator, carpeted flooring.

DINING ROOM

15' 1" x 11' 2" (4.62m x 3.42m) UPVC patio double glazed door, opening onto the garden. Radiator, carpeted flooring.

KITCHEN/DINER

16' 0" x 10' 0" (4.90m x 3.05m) Double glazed uPVC window. Radiator, laminate flooring. Fitted wall and base units with complimentary surfaces, stainless steel sink with drainer, integrated, electric oven, integrated, gas hob, overhead extractor.

LANDING

BEDROOM ONE

15' 1" x 12' 4" (4.60m x 3.78m) Two double glazed uPVC windows. Radiator, carpeted flooring.

BEDROOM TWO

13' 1" x 9' 9" (3.99m x 2.99m) Double glazed uPVC window. Radiator, carpeted flooring.

BEDROOM THREE

10' 11" x 10' 7" (3.33m x 3.25m) Double glazed uPVC window. Radiator, carpeted flooring.

BATHROOM

Double glazed uPVC window with frosted glass. Low level

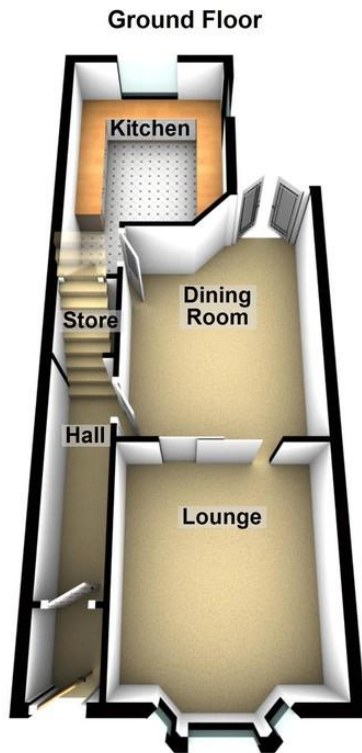




WC, panelled bath with shower over and pedestal wash hand basin.

EXTERIOR

To the front of the property is a gated garden with pathway to front access. The rear garden is south-facing, paved with gated access.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		

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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