



- Charming Three Bedroom Mid Terraced Family Home
- Spacious Lounge, Dining Room & Kitchen
- Downstairs WC, Four Piece Bathroom Suite
- Off Road Parking & Large Garage To The Rear

Bryan Road, Blackpool, FY3

£184,950

BEAUTIFULLY PRESENTED THREE BEDROOM MID TERRACE FAMILY HOME - TWO SPACIOUS RECEPTION ROOMS - OPEN PLAN BREAKFAST KITCHEN - DOWNSTAIRS WC - FOUR PIECE FAMILY BATHROOM - OFF ROAD PARKING AND DOUBLE GARAGE - STANLEY PARK LOCATION - CALL ROMAN JAMES ESTATES ON 01253 978888 TO VIEW.



Property Description

ENTRANCE HALL

Entrance hallway through a vestibule, staircase straight ahead leading to first floor, access to ground floor rooms.

LOUNGE

13' 5" x 10' 2" (4.1m x 3.1m) Bay window to front, laminate flooring, radiator & gas feature fireplace with surround.

KITCHEN

13' 11" x 10' 5" (4.25m x 3.20m) Fitted with a range of base and eye level units with worktop space over, fitted oven with hob and extractor hood over, 1 bowl stainless steel sink with mixer tap and drainer, space for kitchen appliances, tiled flooring, partially tiled walls, window to rear and door to back garden.

DINING ROOM

16' 0" x 13' 1" (4.90m x 4.00m) Window to rear, fitted carpet, radiator & electric feature fireplace with surround.

WC

Two piece suite with low level wc and hand basin.

LANDING

Wooden flooring, window to the side and access to all first floor rooms.

BEDROOM ONE

20' 8" x 13' 1" (6.30m x 4.00m) Window to rear, wooden flooring and feature fireplace.

BEDROOM TWO

14' 1" x 13' 1" (4.30m x 4.00m) Window to rear, wooden flooring and feature fireplace.

BEDROOM THREE

10' 0" x 5' 7" (3.05m x 1.72m) Window to front, fitted carpet, radiator.





BATHROOM

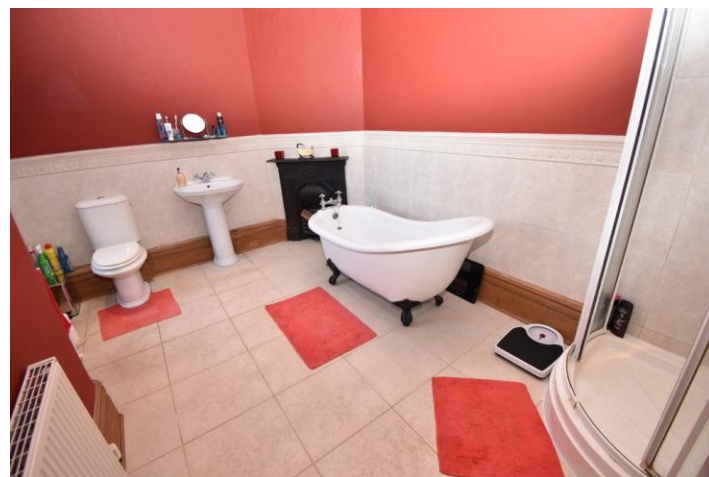
Gorgeous freestanding bath, walk in shower cubicle, wash hand basin and low-level WC, half-tiled surround wall and window to rear.

GARDENS

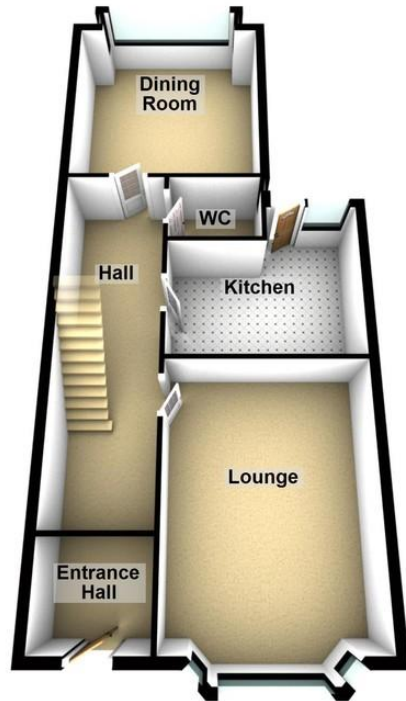
Iron palisade to front with an enclosing brick wall, pathway and privacy hedges and shrubs. To the rear there is a low maintenance rear garden.

GARAGE

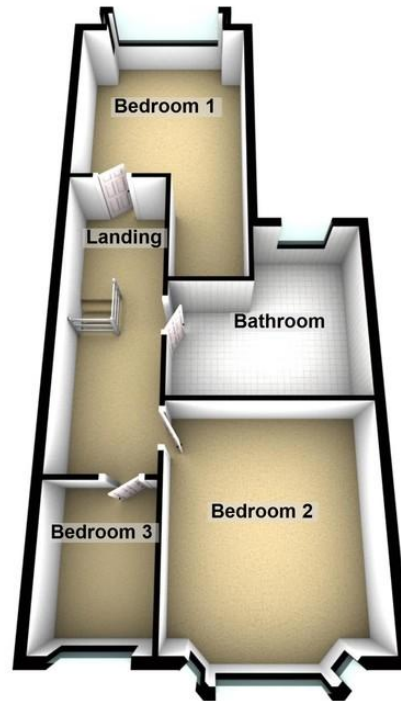
The property also benefits from a large garage to the rear of the property giving safe, off road parking and has the added benefit of an electric garage door.



Ground Floor



First Floor



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Lancashire, FY3 9AA

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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