



Abbey Road , Blackpool, FY4 2PY

Price: £180,000

- A Beautiful Three Bedroom Family Home
- Double Glazed And Gas Central Heated
- Open Plan Kitchen / Dining Area
- Four Piece Bathroom Suite
- Courtyard To Rear
- Gardens Front And Rear
- Close To Local Schools & Shops
- Viewing Recommended

Abbey Road , Blackpool

ENTRANCE HALL

On entrance to the property there is a UPVC double glazed door leading into entrance. Stairs to the first floor landing. Radiator. Fitted carpet. Under stair storage. Door to ground floor lounge.

LOUNGE

14' 5" x 11' 7" (4.39m x 3.53m)

A double glazed bay window to front elevation. Decorative coved ceiling with ceiling light. Fire with feature surround. Television point. Fitted carpet. Opening to dining area / kitchen area.

KITCHEN/DINER

21' 8" x 11' 11" (6.6m x 3.63m)

A beautiful open plan kitchen diner fitted with a matching range of wall and base units with complementary work surfaces. Space for freestanding range cooker. Space for freestanding American Style Fridge Freezer. Space and plumbing for freestanding washing machine / tumble dryer. Integrated dishwasher. Sink with mixer tap. Recessed spotlights. A double glazed window to rear elevation. Breakfast bar with room for seating. Opening to conservatory with doors.

CONSERVATORY

11' 8" x 9' 9" (3.56m x 2.97m)

Double glazed doors to rear garden. Double glazed windows to side elevations. Ceiling light.

LANDING

Fitted carpet. Doors leading to all first floor rooms.

BEDROOM ONE

12' 6" x 11' 7" (3.81m x 3.53m)

A double glazed bay window to front elevation. Fitted carpet. Television point. Decorative coved ceiling with ceiling light.

BEDROOM TWO

12' 6" x 10' 9" (3.81m x 3.28m)

A double glazed window to rear elevation. Fitted carpet. Television point. Decorative coved ceiling with ceiling light.

BEDROOM THREE

8' 11" x 7' 10" (2.72m x 2.39m)

A double glazed window to rear elevation. Fitted carpet.

BATHROOM

A white four piece bathroom suite comprising of a panelled bath. Low flush WC. Pedestal wash hand basin. Corner step in shower with glass enclosure. Part tiled walls. Fitted carpet. A double glazed window to rear elevation.

GARDENS

To the rear of the property there is a low maintenance garden which has been flagged and has room for table and chairs. Fenced enclosure with raised planted borders. Gated access to side. The front has a wall enclosure with gated access.



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TENURE

The property is **Freehold**

PLEASE NOTE

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Ground Floor

Approx. 62.8 sq. metres (676.2 sq. feet)



First Floor

Approx. 53.1 sq. metres (571.4 sq. feet)



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