



**17 Lincoln Road , , Blackpool, FY1 4HA**

**Price: £249,950**

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- Immaculately Presented Inside & Out
- Three Double Bedroom
- Detached With Off Road Parking
- Beautiful Victoria Style With A Modern Finish
- Downstairs W/C
- Viewing Comes Highly Recommended
- 
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# 17 Lincoln Road , , Blackpool

## Ground Floor

### Porch

Entrance to the property is through an excellent sized porch with beautiful original stained glass windows and fully tiled floor.

### Hallway

The porch leads into the bright hallway which contains the stairs to the first floor and provides access to each of the rooms on the ground floor. The ceiling is coved, there is a wall mounted Victorian style radiator and neatly tucked away under the stairs is a W/C with wash hand basin. The flooring throughout the majority of the property is the original floorboards which have been sanded down and varnished keeping the fantastic style all the way through.

### Lounge 4.55m (14'11") x 3.63m (11'11")

The lounge is a great size and sits at the front of the property. There is a fire place which has been boarded over but can easily be converted back to an open fireplace or could fit a log burning fire with ease. The ceiling is coved, there is a delightful ceiling rose keeping with the Victorian style, a large bow window with beautiful stained glass and a wall mounted Victorian style radiator.

### Kitchen 4.85m (15'11") x 2.72m (8'11")

People say the kitchen is the heart of the home and this one certainly is. The open plan space creates a fantastic sized living area and the Howdens kitchen is finished to an excellent standard. There is an island installed in the centre of the room with a neat breakfast bar towards one side with storage and cupboards installed on the other. Above the island are two drop down lamps to add to the great atmosphere in the room. The kitchen itself contains a range of base and eye level units with quality oak worktops, a double range oven with built in grill and eight gas hobs with extractor fan above, there is space for a fridge freezer and even has a neatly hidden away chilled drinks/wine rack, there is a deep ceramic sink with drainage board, spot lights installed on the ceiling, plumbing for a washing machine and lastly a upright wall mounted radiator.

### Dining Room

4.24m (13'11") x 3.63m (11'11")

The dining room is open plan to the fantastic kitchen with another bow window to the rear again with beautiful stained glass windows to match. The ceiling is coved with a matching ceiling rose and there is another Victorian style wall mounted radiator.

## First Floor

### Landing

The landing is bright with a large UPVC double glazed window allowing an abundance of natural light in and provides access to each of the rooms on the first floor.

### Bedroom 1 4.60m (15'1") x 3.66m (12')

All three of the bedrooms are doubles with the first being the largest of the three. Again the ceiling is coved, there is a wall mounted Victorian style radiator and lastly there are beautiful stained glass windows installed.

### Bedroom 2 4.93m (16'2") x 3.91m (12'10")

Another excellent sized double bedroom with many of the same features of bedroom one and sits at the rear of the property.





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## Bedroom 3 3.94m (12'11") x 2.79m (9'2")

The last of the three bedrooms but still an excellent sized double and can again be found at the rear of the property.

## Bathroom

The bathroom is finished to a beautiful standard with the roll top bath with chrome feet, large walk in shower, Victorian heated towel rail, spot lights, ceiling rose with delightful chandelier installed and even has the fantastic stained glass windows installed.

## W/C

installed which is currently separate to the bathroom.

## GENERAL POINTS OF INTEREST AS PROVIDED BY VENDOR

## APPROXIMATE AGE OF THE PROPERTY

## TENURE

The property is **Freehold**

## COUNCIL TAX

Band "D"

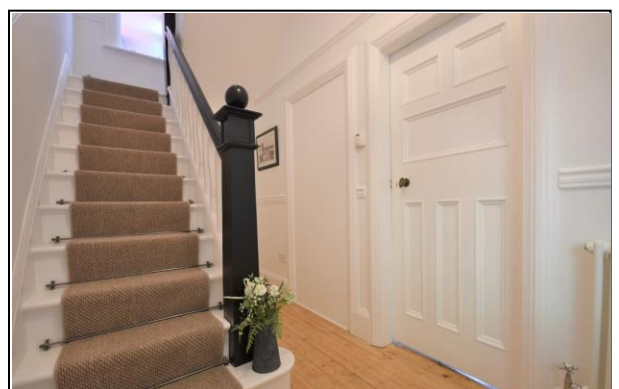
The average council tax charges for April 2010 - March 2013 are listed below, based on a household of two adults. The tax bands are based on the value of your property in 1991.

Valuation Band	Council Tax 2017/18	Council Tax 2018/19	Council Tax 2019/20
A	£1104.47	£1170.70	£1218.16
B	£1288.54	£1365.82	£1421.19
C	£1472.62	£1560.93	£1624.21
D	£1656.70	£1756.05	£1827.24
E	£2024.86	£2146.28	£2233.29
F	£2393.01	£2536.52	£2639.35
G	£2761.17	£2926.75	£3045.40
H	£3313.40	£3512.10	£3654.48

## PLEASE NOTE

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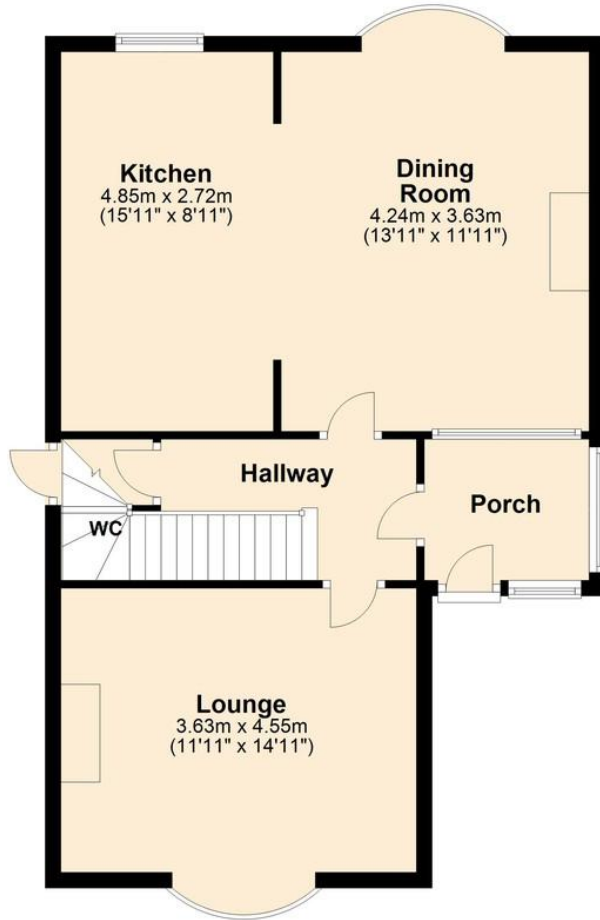
05/07/2024



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## Ground Floor

Approx. 59.3 sq. metres (638.8 sq. feet)



## First Floor

Approx. 63.8 sq. metres (686.6 sq. feet)

