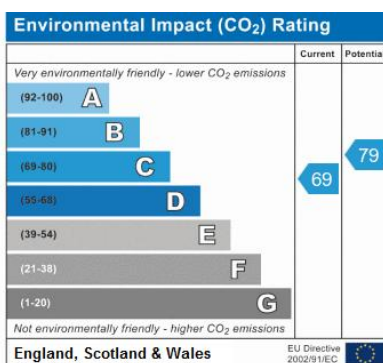
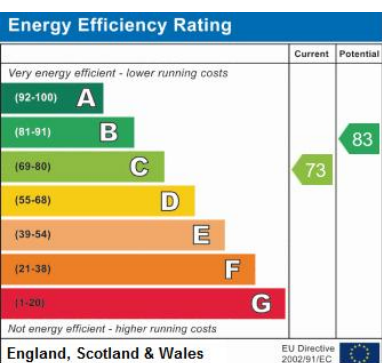




**Midgeland Road , Blackpool, FY4 5HB**

**Price: £260,000**



- A Fantastic Four Bedroom Detached Property
- Double Glazed And Gas Central Heated
- Modern Extended Family Kitchen
- Downstairs WC
- Stunning Bathroom Suite
- Off Road Parking And Double Garage
- Family Garden To The Rear
- Close To Motorway Access

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# Midgeland Road , Blackpool

## ENTRANCE

Upvc double glazed door to front, tiled flooring, door to;

## HALLWAY

Fitted carpet, single radiator. Under stair storage. Stairs to first floor landing. Doors leading to all ground floor rooms.

## LOUNGE

16' 08" x 12' 04" (5.08m x 3.76m)

Fitted carpet, Upvc double glazed window to front, Coal effect living flame gas fire with marble hearth and surround and wooden fireplace, single radiator, television point, decorative ceiling rose.

## DINING ROOM / SECOND LOUNGE

13' 09" x 9' 05" (4.19m x 2.87m)

Laminate flooring, Upvc double doors to rear garden, single radiator and television point.

## KITCHEN/DINER

17' 04" x 11' 05" (5.28m x 3.48m)

A modern kitchen fitted with a matching range of base and eye level units with Ash worktops, one and a half bowl composite sink and drainer with mixer taps, tiled splashbacks, integrated dishwasher, space for fridge freezer and plumbed for automatic washing machine, 3 ring electric AEG induction hob with extractor hood over, built in gas oven, space for microwave oven, Worcester combi boiler supplying heating and hot water, Column radiator and underfloor electric heating with tiled flooring, Upvc double glazed windows to side and rear, Upvc double glazed door to side, Velux window to rear elevation.

## DOWNSTAIRS WC

Upvc double glazed window to front elevation, laminate flooring, low level WC, heated towel radiator, vanity wash hand basin with mixer tap and tiled splashbacks, Wall mounted mirror.

## LANDING

Fitted carpet. Double glazed window to side elevation. Ceiling light. Doors leading to all first floor rooms.

## BEDROOM ONE

12' 04" x 11' 0" (3.76m x 3.35m)

Fitted carpet, Upvc Double glazed window to front, single radiator, television point, Access to storage room.

## STORAGE ROOM

Storage room which benefits from a Upvc double glazed window to side and plumbing should an en-suite facility be required by the future buyer.

## BEDROOM TWO

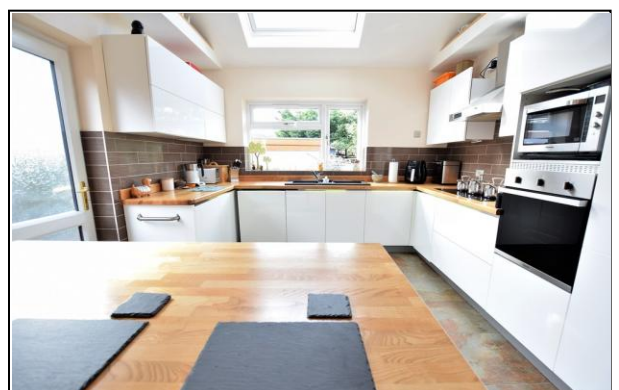
11' 04" x 8' 0" (3.45m x 2.44m)

Fitted carpet, Upvc double glazed window to rear, single radiator, television point.

## BEDROOM THREE

10' 07" x 9' 08" (3.23m x 2.95m)

Fitted carpet, Upvc double glazed window to rear, single radiator, television point.





# Midgeland Road, Blackpool

## BEDROOM FOUR

8' 07" x 8' 01" (2.62m x 2.46m)

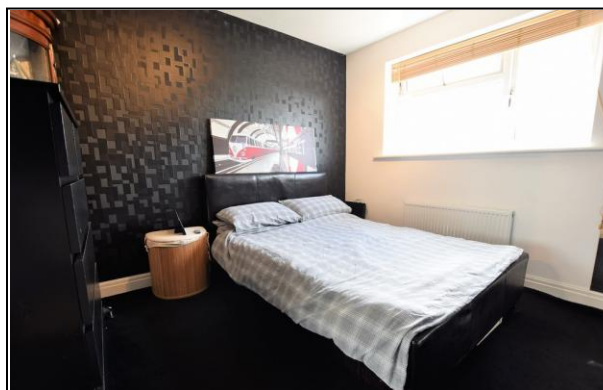
Fitted carpet, Upvc double glazed window to front, single radiator, Built in storage cupboard.



## FAMILY BATHROOM

A stunning four piec bathroom suite comprising of walk in shower cubicle with electric shower, panelled bath, vanity wash hand basin with mixer taps and mirrored storage cabinet ,low level vanity WC, fully tiled walls and flooring which benefits from electric underfloor heating, heated towel rail, Upvc double glazed window to side and extractor fan.

PICTURE TO FOLLOW



## GARDENS

To the front of the property there is a driveway provided off road parking with side drive to double garage. Landscaped garden with mixed plants, shrubs and trees. To the rear a West Facing Garden. Mostly Laid to lawn grass, bordered with mixed plants ,shrubs and trees, paved patio area with room for tabel and chairs. Double Garage with Up and Over door, power, water and lighting. Workshop with power measuring approx 15ft by 8ft, Garden storage shed with power and light measuring approx 9ft by 6ft.



## TENURE

The property is **Freehold**

## COUNCIL TAX

Band "E"

## PLEASE NOTE

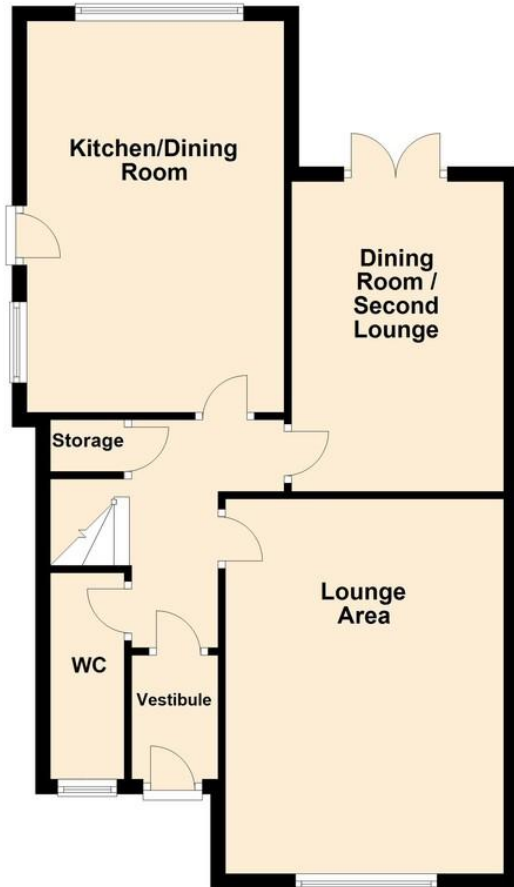
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# Midgeland Road, Blackpool

## Ground Floor

Approx. 62.9 sq. metres (677.1 sq. feet)



## First Floor

Approx. 58.0 sq. metres (624.6 sq. feet)

