

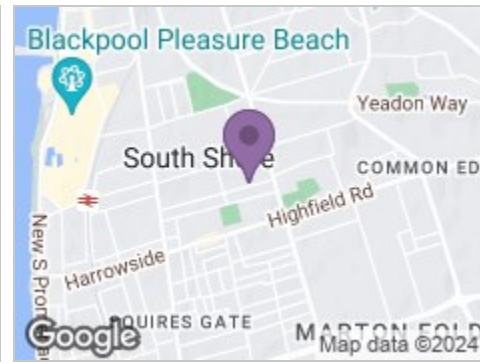
Road Map



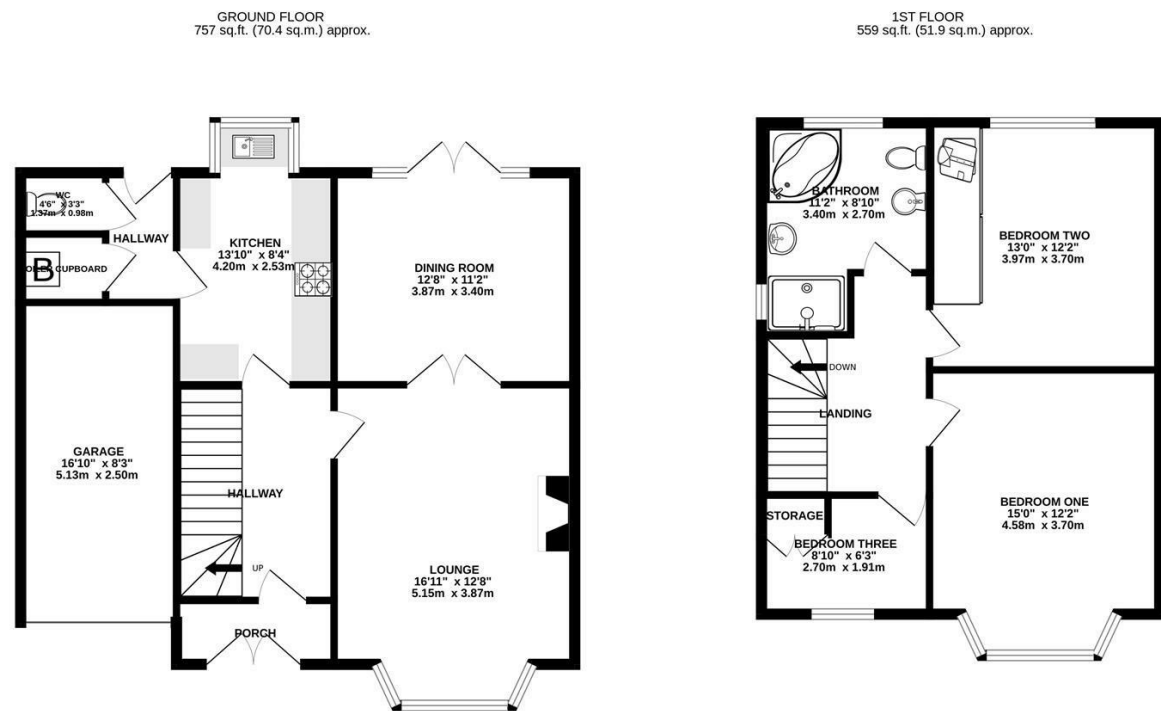
Hybrid Map



Terrain Map



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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105 St. Lukes Road  
Blackpool, FY4 2EG

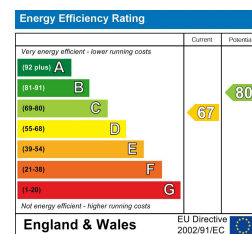
Offers In The Region Of £290,000 3 1 2

Viewings

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Energy Efficiency Graph



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# 105 St. Lukes Road

, Blackpool, FY4 2EG

## Offers In The Region Of £290,000



### Porch

UPVC double door to front providing access from front driveway. Internal door leading into hallway

### Hallway

Stairs to side leading to first floor landing. Under stairs storage. Access to ground floor rooms. Carpet, ceiling lights and radiator.

### Lounge

16'10" x 12'8"

UPVC double glazed bay window to front. Feature fireplace housing electric fire and contemporary surround. Carpet, ceiling lights and radiator. Double doors leading through to Dining Room.

### Dining Room

12'8" x 11'1"

UPVC double glazed French style patio doors to rear leading to rear garden. Carpet, ceiling lights and radiator.

### Kitchen

13'9" x 8'3"

UPVC double glazed bay window to rear. German engineered shaker style kitchen with complimentary worktops above. Four ring gas hob. Double Bosch oven with warming drawer. Integral fridge. Integral dishwasher. Composite sink unit with mixer tap above. Wood effect laminate flooring, LED spotlights to ceiling. Access to WC & Garage.

### Internal Hallway

Providing access to Ground Floor WC, Boiler

Cupboard, Integral Garage and rear garden. Geometric floor tiles and ceiling light.

### Ground Floor WC

Low flush WC with in built cistern sink. Plastic clad walls. Geometric tiled floors. Ceiling light.

### Integral Garage

Up and over door to front. Currently used as storage.

### First Floor Landing

UPVC double glazed opaque stained window to side. Access to all first floor rooms. Loft access. Carpet and ceiling lights.

### Bedroom One

15'0" x 12'1"

UPVC double glazed bay window to front. Bedroom furniture surround with wardrobes, storage cupboard and vanity unit. Carpet, ceiling lights a radiator.

### Bedroom Two

13'0" x 12'1"

UPVC double glazed window to rear. Bedroom furniture surround with wardrobes, storage cupboard and vanity unit. Carpet, ceiling lights a radiator.

### Bedroom Three

8'10" x 6'3"

UPVC double glazed window to front. Storage cupboard. Carpet, ceiling lights a radiator.

### Bathroom

11'1" x 8'10"

UPVC double glazed opaque windows to rear and side. Five piece bathroom suite comprising; corner bath, twin shower cubicle, low flush WC, pedestal wash hand basin and bidet. Tiled walls and floor, radiator and ceiling lights.

### Front Exterior

Gated driveway providing off road parking for two vehicles.

### Rear Exterior

Immaculately presented rear garden with Indian paved patio and artificial lawn. Open aspect views over Arnold School playing fields.

### Further Information

Tenure - Freehold

Council Tax Band - D - Blackpool Borough Council

EPC Rating D

UPVC double glazing throughout

Gas central heating

