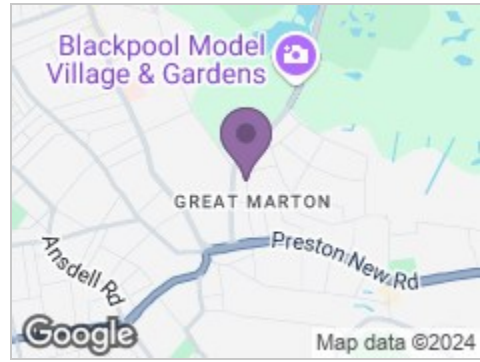


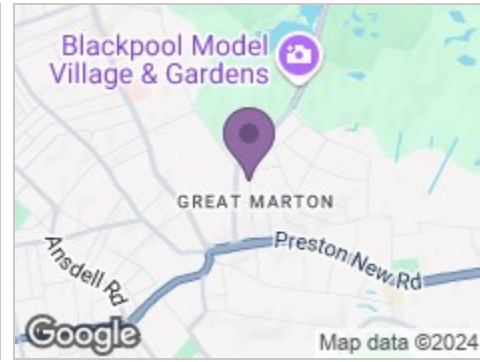
Road Map



Hybrid Map

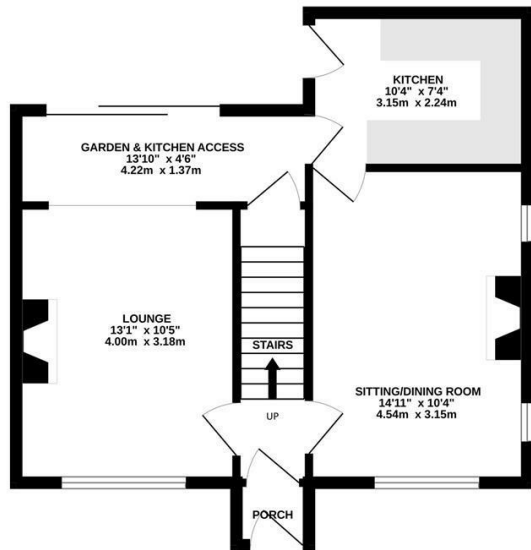


Terrain Map

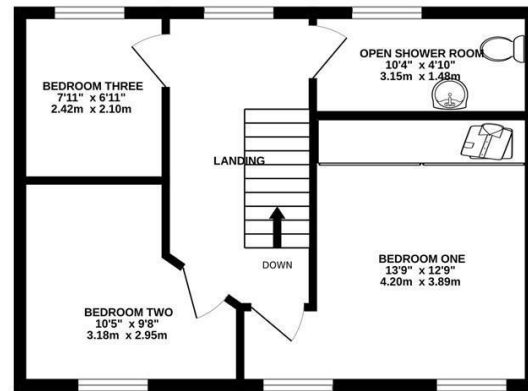


Floor Plan

GROUND FLOOR  
471 sq.ft. (43.8 sq.m.) approx.



1ST FLOOR  
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA: 897 sq.ft. (83.4 sq.m.) approx.

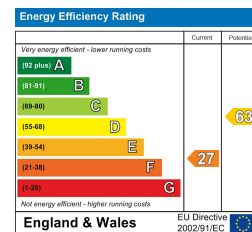
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Viewings

Please contact our iMove Sales & Lettings Office on 01253 883311 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

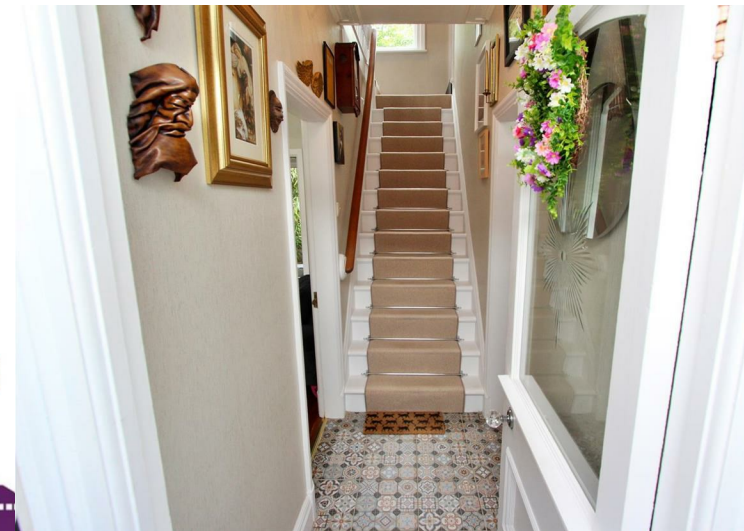
Energy Efficiency Graph



30 Halifax Street

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# 30 Halifax Street

, Blackpool, FY3 9QQ

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### Introduction

Welcome to 'Bleak House'. An Edwardian masterpiece built to commemorate the 100 year anniversary of the birth of Charles Dickens. This detached house still offers a plethora of original features including tiled fireplace, doors and staircase now perfectly blended with a modern feel.

Situated on an extensive plot with a sweeping private rear garden, this property offers a rare opportunity to acquire a piece of local history that is ready to walk into.

### Entrance Porch

Composite door to front leading into entrance porch. Windows to side. Geometric tiled floor. Internal door leading into hallway.

### Hallway

Solid staircase with carpet runner and chrome stair rods. Internal doors to side leading to reception rooms. Geometric floor tiles and ceiling light.

### Lounge

13'1" x 10'5"

Sash windows to front. Restored original tiled fireplace housing real flame gas fire with traditional surround. High gloss wood flooring throughout. Access through to kitchen. Double glazed sliding door leading to rear garden patio. Ceiling light.

### Dining Room/Sitting Room

14'10" x 10'4"

Secondary glazed sash windows to front. Window with internal wooden shutters to side. Contemporary fireplace housing modern log burning stove with wooden beam mantel (supplied and installed by Harpers Stoves. Wood effect laminate flooring and ceiling light.

### Kitchen

10'4" x 7'4"

UPVC double glazed window to rear. UPVC door to side leading to rear garden. Range of wall and base units with complimentary quartz worktops above. Sunken stainless steel sink unit with mixer tap above. Integrated electric oven and integrated microwave oven. Ceramic electric hob with extractor fan above. Integrated fridge & freezer. Plumbed for washing machine. Tiled walls and floors. Access to under stairs storage cupboard. Ceiling lights.

### First Floor Landing

UPVC double glazed window to rear overlooking rear garden. Light and spacious first floor landing providing access to all first floor rooms. Original restored spindled stair case, carpet and ceiling lights.

### Bedroom One

13'9" x 12'9" (at widest points)

UPVC double glazed windows with internal wooden shutters to front. Fitted wardrobe with sliding doors (Supplied and fitted by WOW in

Blackpool) Wood effect laminate flooring, electric radiator and ceiling light.

### Bedroom Two

10'5" x 9'8" (at widest points)

UPVC double glazed window to front. Original wrought iron fireplace (capped and decorative). Wood effect laminate flooring, ceiling light and radiator.

### Bedroom Three

7'11" x 6'10"

UPVC double glazed window with internal wooden shutters to rear. Wood effect laminate flooring, ceiling lights and electric radiator.

### Shower Room

10'4" x 4'10"

UPVC double glazed window with opaque glass to rear. Walk in shower room with tiled wall and floor. Low flush WC and pedestal wash hand basin. Electric heated shower rail

### Front Exterior

Wall front courtyard with central pathway and wrought iron railings. Gated side access.

### Rear Garden

Extensive rear woodland garden. Paved patio immediately to the rear of subject property housing Hot Tub (included with purchase) Landscaped lawn with well established trees and shrubs.

Pagoda, Summer House & Garden shed. Private, spacious and immaculate garden.

### Further Details

Tenure - Freehold

Council Tax Band - C - Blackpool Borough Council  
EPC - F

Gas & Electric Heating

Double Glazed Throughout

