

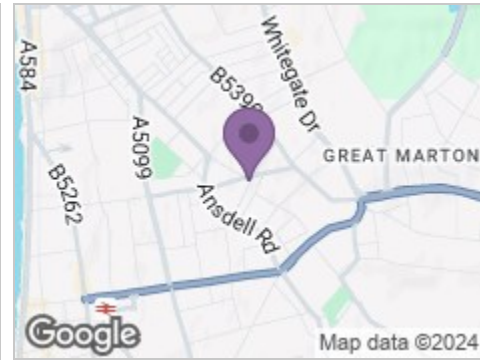
Road Map



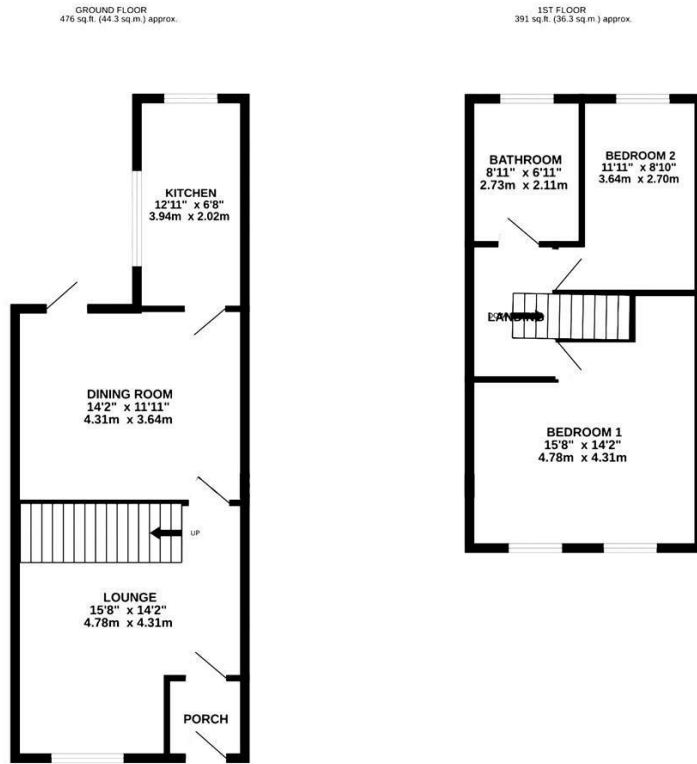
Hybrid Map



Terrain Map



Floor Plan



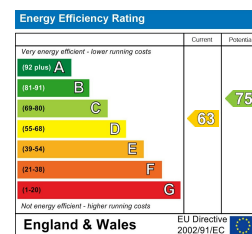
TOTAL FLOOR AREA: 867 sq ft (80.6 sq m) approx.  
 Whilst every effort has been made to ensure the accuracy of the figures contained here, measurements of floors, windows, doors and any other parts are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for information purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown here are not intended and no guarantee is to be given as to their operation or efficiency at the time.  
 Made with Metronix 7/2023

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



76 Cunliffe Road  
 , Blackpool, FY1 6RY

Offers In The Region Of £97,500 1 2 D



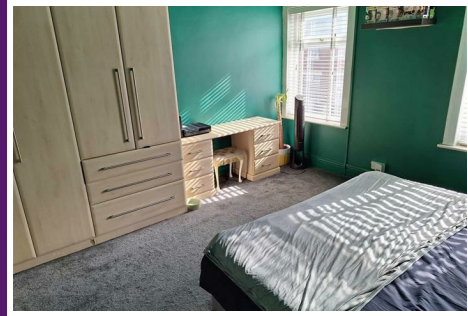
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# 76 Cunliffe Road

, Blackpool, FY1 6RY

Offers In The Region Of £97,500



## Porch

## Lounge

15'8" x 14'1"

UPVC double glazed window to the front. Open stair case leading to first floor landing. Feature gas fire. Carpet, ceiling lights and radiator.

## Dining Room

14'1" x 11'11"

UPVC double glazed door to rear garden, Feature gas fire. Carpet, ceiling lights and radiator.

## Kitchen

12'11" x 6'7"

UPVC double glazed window to back and side. Range of wall and base units with complementary worktop above. Integrated four ring ceramic hob with electric oven beneath and extractor above. Stainless steel sink with mixer tap. Plumbed for washing machine. Tiled wall and floor, ceiling light radiator. Combi boiler.

## First Floor Landing

Accessed from ground floor lounge. Access to all first floor rooms. Carpet and ceiling lights.

## Bedroom One

15'8" x 14'1"

UPVC double glazed windows to the front. Fitted wardrobes. Loft access. Carpet, ceiling lights and radiator.

## Bedroom Two

11'11" x 8'10"

UPVC double glazed windows to the rear. Carpet, ceiling lights and radiator.

## Bathroom

8'11" x 6'11"

UPVC double glazed window with opaque glass to the rear. Four piece bathroom suite comprising: panel bath, corner shower cubicle, pedestal wash hand basin and low flush WC. Chrome towel heater. Tiled walls. Wood effect vinyl flooring. Ceiling light.

## Front Exterior

Low maintenance front courtyard.

## Rear Exterior

Enclosed North/West facing rear paved courtyard with gated access to rear

## Further Information

Tenure - Freehold

EPC Rating - D

Council Tax Band - A Blackpool Borough Council

Gas Central Heating

UPVC Double Glazing Throughout

