

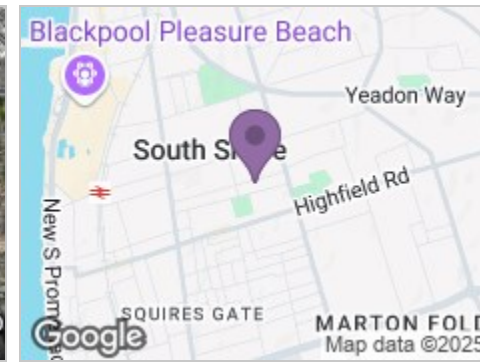
Road Map



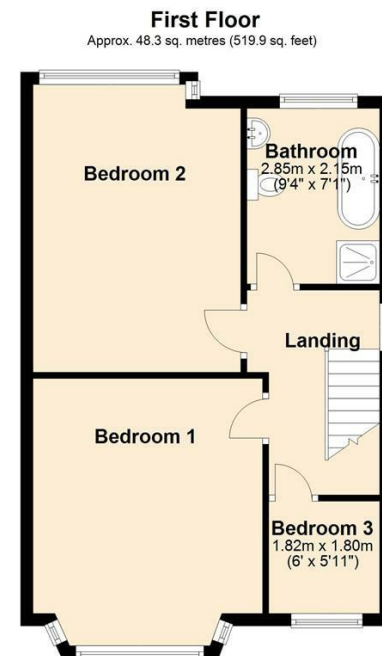
Hybrid Map



Terrain Map



Floor Plan



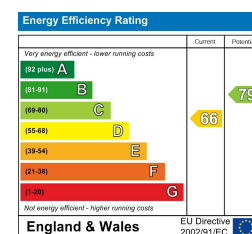
Total area: approx. 135.6 sq. metres (1460.0 sq. feet)

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



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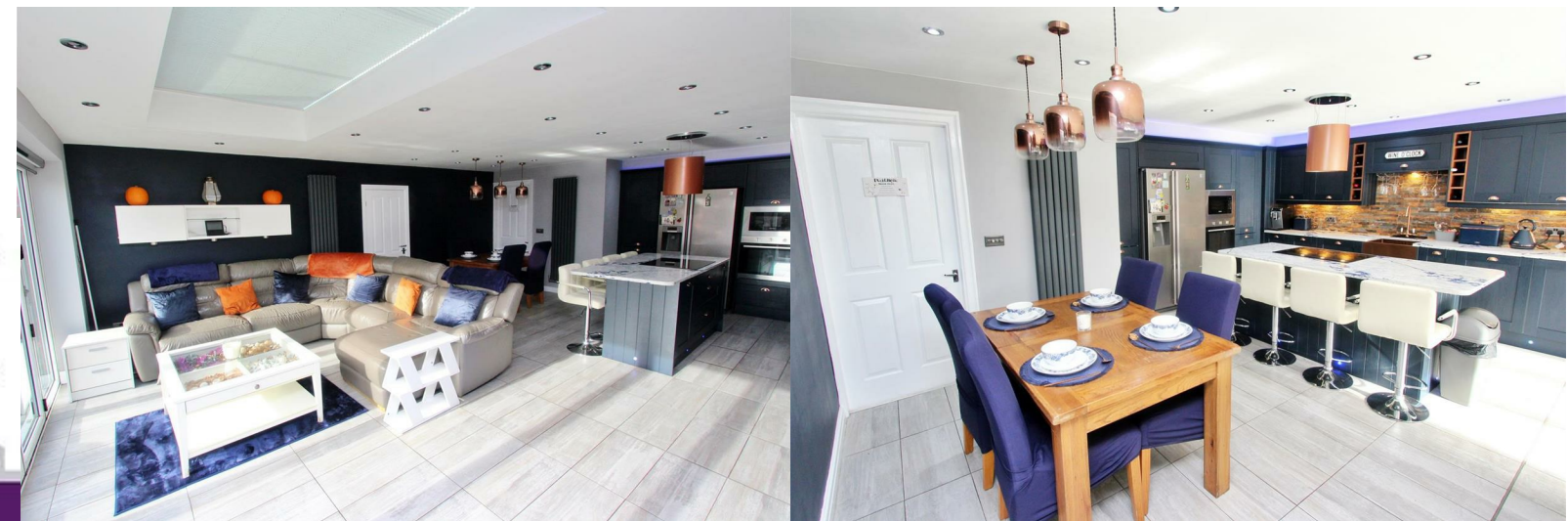
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94 St. Lukes Road

, Blackpool, FY4 2EH

Offers Over £280,000



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Hallway

Stairs to front providing access to first floor landing. Hard wood flooring, ceiling light and radiator.

Lounge

14'2" (into bay) x 12'0"

UPVC double glazed window to front with feature UPVC internal shutters. Feature fire place housing cast iron log burner. Hard wood flooring, ceiling light and radiator.

Open Plan Lounge/Kitchen/Diner

25'6" x 18'5" (at widest point)

Bi-Folding doors with motorised blinds to rear elevation opening across the entire width.

To kitchen area; stunning and contemporary Wren Kitchen. Recently fitted. Kitchen comprises: range of wall and base units in a shaker style with complimentary patterned quartz worktop above. Large central island with seating housing ceramic electric hob and cylinder copper modern extractor to ceiling. Space for American Fridge and Freezer. Integrated oven and microwave. Integrated wine cooler. Integrated dishwasher. Sunken stainless steel sink in 'copper' with mixer tap above. Ample cupboard storage and worktop preparation space.

Lantern roof to rear extension with blind. Tiled floor throughout, vertical radiators, LED spot lights with glass and copper hanging lights over dining area.

Access through to Utility Room

Utility Room

9'5" x 7'6"

UPVC double glazed door and window to rear.

Plumbed for washing machine and vented for tumble

dryer. Worktop and wall cupboards. Tiled floor and ceiling lights.

WC

4'2" x 3'8"

Low flush WC and wall mounted corner wash hand basin. Tiled wall and floor. Ceiling light and radiator..

Integral Garage

19'4" x 7'6"

Up and over door to front. Power and lighting.

First Floor Landing

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

Bedroom One

14'2" x 12'2"

UPVC double glazed window to front. Fitted floor to ceiling wardrobes with sliding door with matching bedside cabinets, headboard and chest of drawers. Carpet, ceiling light and radiator.

Bedroom Two

15'3" x 11'0"

UPVC double glazed window to rear. Carpet, ceiling light and radiator.

Bedroom Three

5'11" x 5'10"

UPVC double glazed window to front. Presently presented as an office with wood effect laminate flooring, ceiling light and radiator.

Bathroom

9'4" x 7'0"

UPVC double glazed opaque window to rear. Four piece bathroom suite comprising; claw footed free

standing roll top bath, twin shower cubicle with glass partition, low flush WC and mounted bowl wash hand basin. Tiled wall and floors, ceiling light and heated towel rail and under floor heating.

Front Exterior

Recently paved driveway with lighting providing ample off road parking for numerous vehicles.

Access to integral garage.

Rear Exterior

South facing rear garden with raised decked patio and lower level seating area.

Space and power for hot tub.

Brick built outhouse annex

Rear Annex (Bedroom with En-Suite)

UPVC door and UPVC opaque window to side.

Presented as double bedroom with dressing area and En-suite shower room. Ideal for guests or teenagers.

Further Information

Tenure - Freehold

EPC Rating D

Council Tax Band - D

