

Road Map



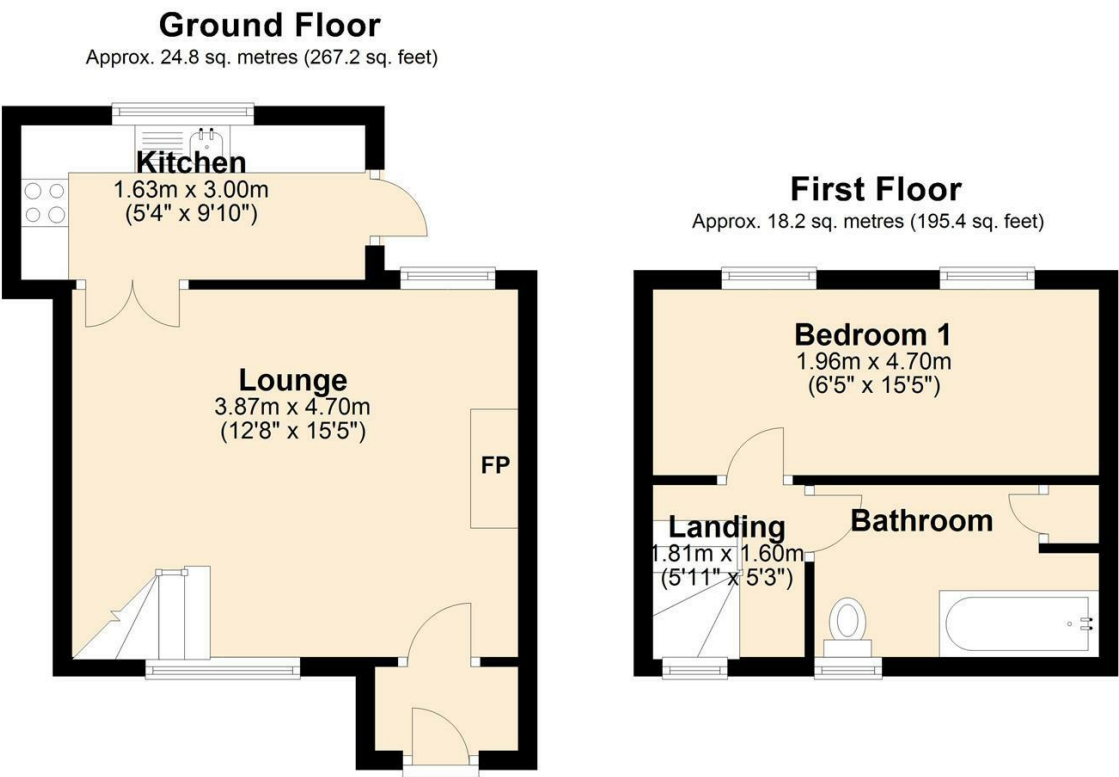
Hybrid Map



Terrain Map



Floor Plan



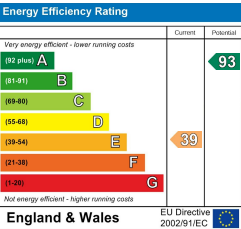
Total area: approx. 43.0 sq. metres (462.6 sq. feet)

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



3 Broad Oak Lane

Staining, Blackpool, FY3 0BZ

Offers In The Region Of £96,500



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# 3 Broad Oak Lane

Staining, Blackpool, FY3 0BZ

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## Porch

4'11" x 2'10"

Door to front. Tiled floor. Internal door leading into Lounge.

## Lounge

15'5" x 12'8"

UPVC double glazed windows to front and rear. Feature stone fire place housing cast iron log burning stove. Access to kitchen. Electric storage heater and ceiling light. Staircase leading to first floor landing.

## Kitchen

9'10" x 5'4"

UPVC double glazed window to rear. UPVC door to side leading to rear courtyard garden. Wall and base units with worktop above. Composite sink with mixer tap above. Electric hob and electric oven. Plumbed for washing machine. Tiled wall and floor. Ceiling light.

## First Floor Landing

UPVC double glazed window to front. Small landing providing access to all first floor rooms.

## Bedroom One

15'5" x 6'5"

UPVC double glazed windows to rear. Built in wardrobes. Carpet, electric heater and ceiling light.

## Bathroom

9'10" x 6'1"

UPVC double glazed window to front. Three piece bathroom suite comprising; panel bath with shower above, low flush WC, and pedestal sink. Cupboard housing water tank. Tiled wall and floor.

## Further Details

Tenure - Freehold

Council Tax Band - A - Blackpool Borough Council  
EPC Rating E

