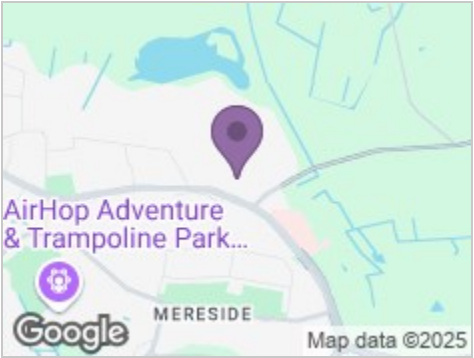


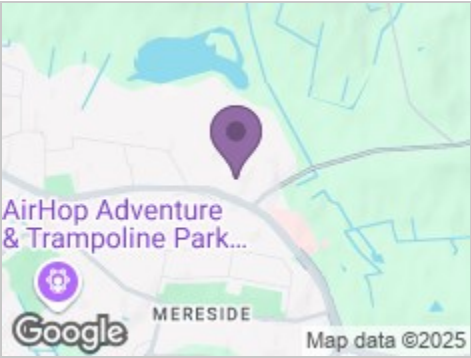
Road Map



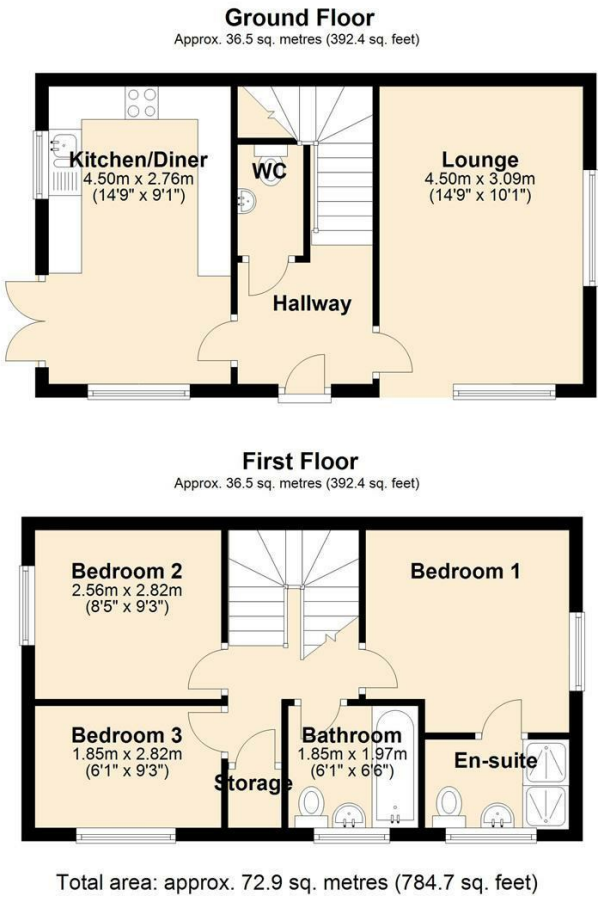
Hybrid Map



Terrain Map



Floor Plan

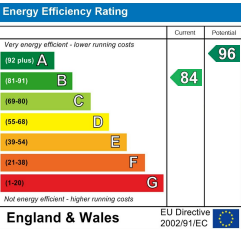


Viewings

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



12 Marples Drive
, Blackpool, FY4 4ZA

Offers In The Region Of £199,995  2  1  B



12 Marples Drive

, Blackpool, FY4 4ZA

Offers In The Region Of £199,995



Hallway

Karndean flooring throughout. Stairs to front leading to first floor landing. Access to all ground floor rooms. Ceiling lights and radiator.

Lounge

14'9" x 10'1"
UPVC double glazed window to front and side. Karndean flooring, ceiling light and radiator.

Kitchen/Diner

14'9" x 9'0"
UPVC double glazed French style doors to side leading to garden. Range of wall and base units with complimentary worktops above. Four ring gas hob with electric extractor above. Integral double oven. Integral fridge/freezer. Plumbed for washing machine. Integral dishwasher. Karndean flooring, ceiling lights and radiator.

WC

Low flush WC and pedestal wash hand basin. Karndean flooring, ceiling light and radiator.

First Floor Landing

Access to all first floor rooms. Loft access. Airing cupboard. Carpet and ceiling lights.

Bedroom One

10'1" x 10'0"
UPVC double glazed window to side. Carpet, ceiling lights and radiator. Access to En-suite.

En Suite

7'2" x 4'4"
UPVC double glazed opaque window to side. Three piece bathroom suite comprising; twin shower unit, wall mounted wash hand basin and low flush WC. Karndean flooring ceiling lights and chrome towel heater.

Bedroom Two

9'3" x 8'4"
UPVC double glazed window to side Carpet, ceiling lights and radiator.

Bedroom Three

9'3" x 6'0"
UPVC double glazed window to front. Carpet, ceiling lights and radiator.

Bathroom

6'5" x 6'0"
UPVC double glazed opaque window to rear. Three piece bathroom suite comprising; twin shower unit, wall mounted wash hand basin and low flush WC. Karndean flooring ceiling lights and chrome towel heater.

Front Exterior

Wrapped around lawn to front and side. Driveway to side allowing off road parking for two vehicles.

Rear Exterior

Lawned garden with raised decked seating and and Indian paved patio

Further Information

Tenure - Freehold
Council Tax Band - B - Blackpool Borough Council
EPC Rating B

