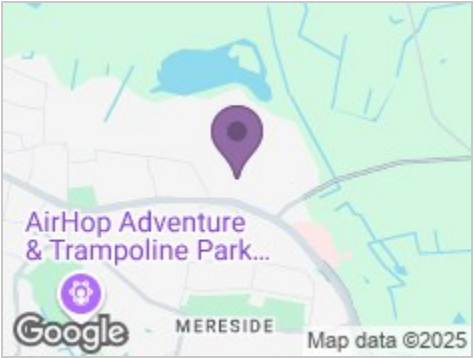


Road Map



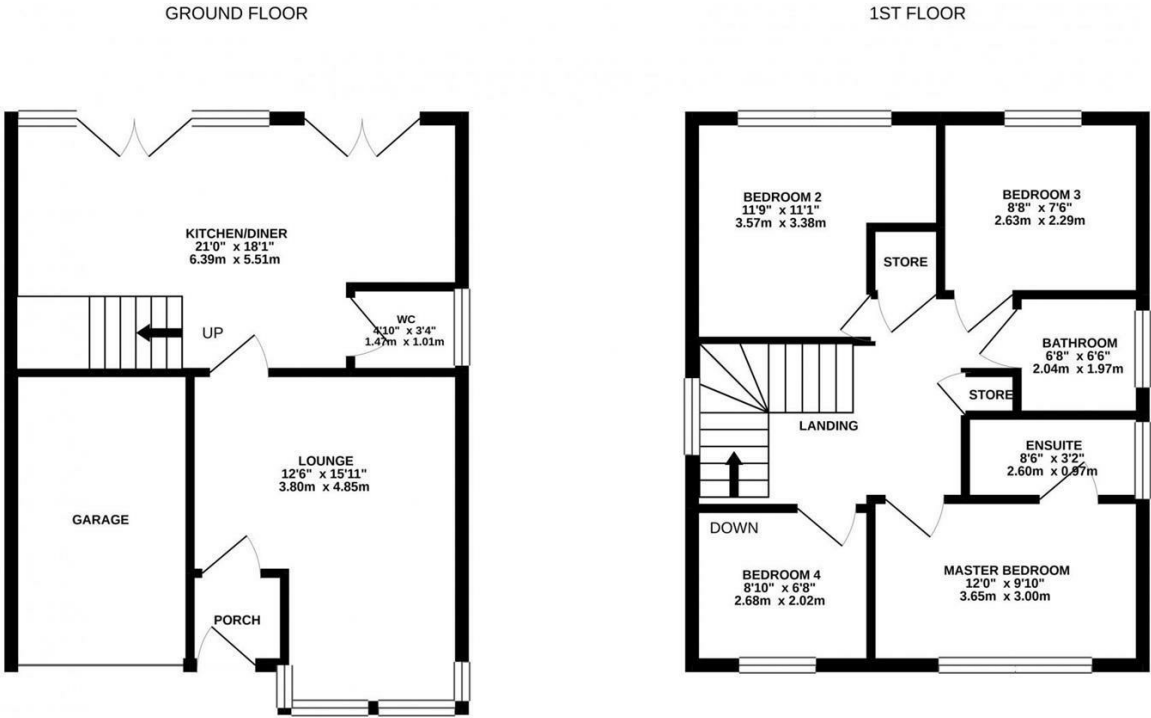
Hybrid Map



Terrain Map



Floor Plan



## 5 Stock Road

, Blackpool, FY4 4ZF

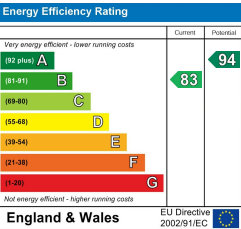
Offers In The Region Of £275,000  4  2  1  B

### 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



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# 5 Stock Road

, Blackpool, FY4 4ZF

Offers In The Region Of £275,000

Tenure - Freehold  
Approximately 2.5 years remaining NHBC Warranty  
Council Tax Band -D -Blackpool Borough Council  
EPC Rating B



## Entrance Porch

Door to front providing access from front driveway.  
Internal door leading into lounge.

## Lounge

15'10" x 12'5"  
UPVC double glazed bay window to front. Media wall.  
Carpet, ceiling lights and radiator.

## Ground Floor WC

UPVC double glazed opaque window to side. Low  
flush WC with wall mounted wash hand basin. Vinyl  
flooring, ceiling lights and radiator.

## Dining Kitchen

20'11" x 18'0" at widest point)  
2x UPVC double glazed French style patio doors to  
rear leading out onto rear garden. A range of wall and  
base units with complimentary worktops and central  
kitchen island housing 4 ring gas hob with ceiling  
mounted, chrome extractor fan above. Double oven.  
1.5 stainless steel sink unit with mixer tap above.  
Integral Fridge and Freezer. Plumbed for washing  
machine. Vinyl flooring throughout. Spot lights and  
radiator. Open stair case leading to first floor landing.

## First Floor Landing

UPVC double glazed window to side. Storage  
cupboard and cupboard housing pressurised water  
cylinder. Loft access. Access to all first floor rooms.  
Carpet and ceiling lights.

## Bedroom One

11'11" x 9'10"  
UPVC double glazed window to front. Carpet, ceiling  
light and radiator. Access to En-suite.

## En Suite

UPVC double glazed opaque window to side. Three

piece bathroom suite comprising; walk in shower unit,  
pedestal wash hand basin and low flush WC.  
Chrome towel heater and spot lights.

## Bedroom Two

11'5" x 11'1"  
UPVC double glazed window to rear. Carpet, ceiling  
light and radiator.

## Bedroom Three

8'7" x 7'6"  
UPVC double glazed window to rear. Carpet, ceiling  
light and radiator.

## Bedroom Four

8'9" x 6'7"  
UPVC double glazed window to front Currently  
presented as a dressing room. Carpet, ceiling light  
and radiator.

## Bathroom

6'6" x 6'6"  
UPVC double glazed opaque window to side. Three  
piece bathroom suite comprising; panel bath with  
shower above and glass partition, pedestal sink and  
low flush WC. Wood effect vinyl flooring, tiled wall.

## Garage

Integral single garage. Up and over door to front.  
Combi boiler housed within garage.

## Front Exterior

Off road parking for two vehicles to front and side  
access.  
Access to garage

## Rear Exterior

Sunny rear garden with raised decked patio and lawn

## Further Information

