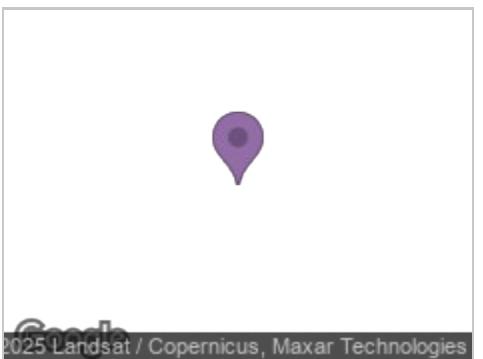


Road Map



Hybrid Map

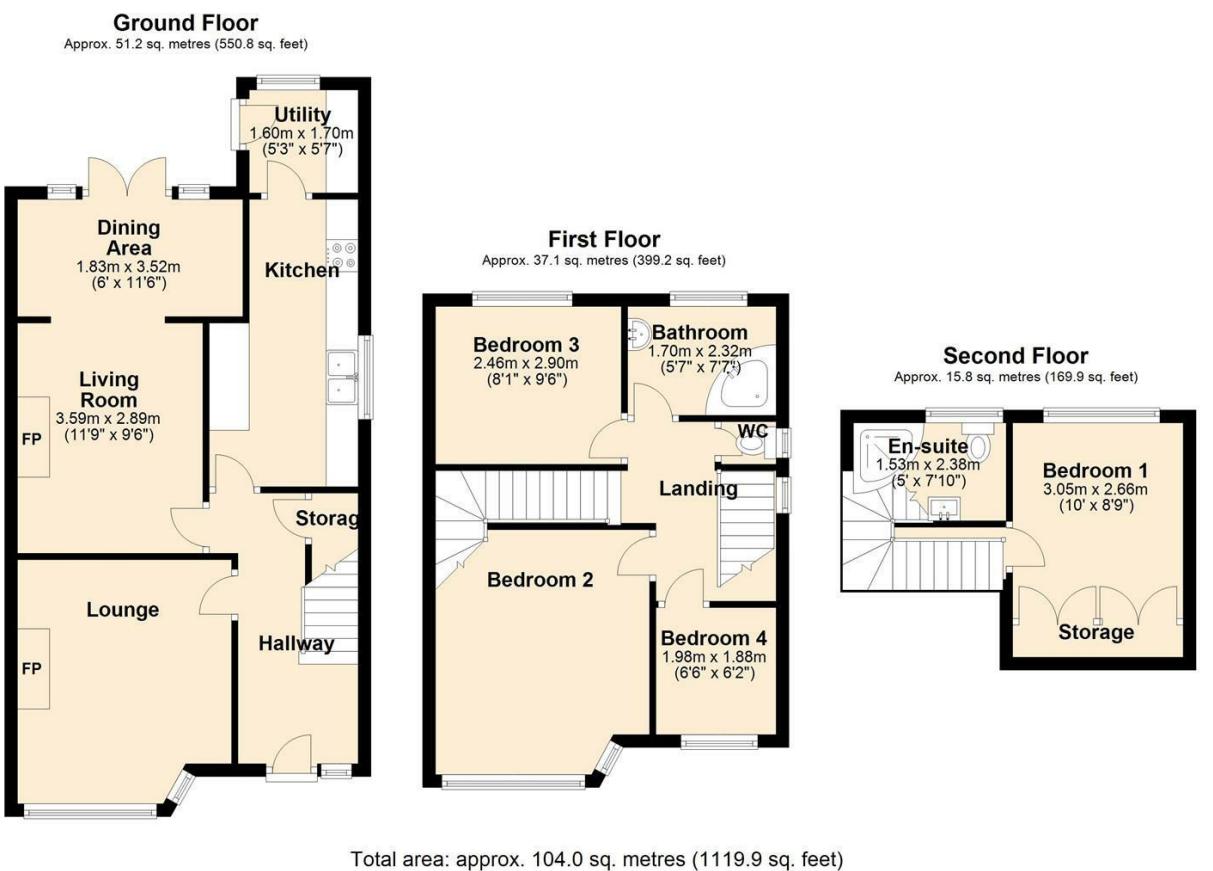


Terrain Map



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Floor Plan

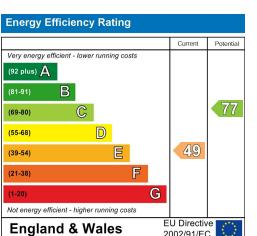


Viewings

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.

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Energy Efficiency Graph



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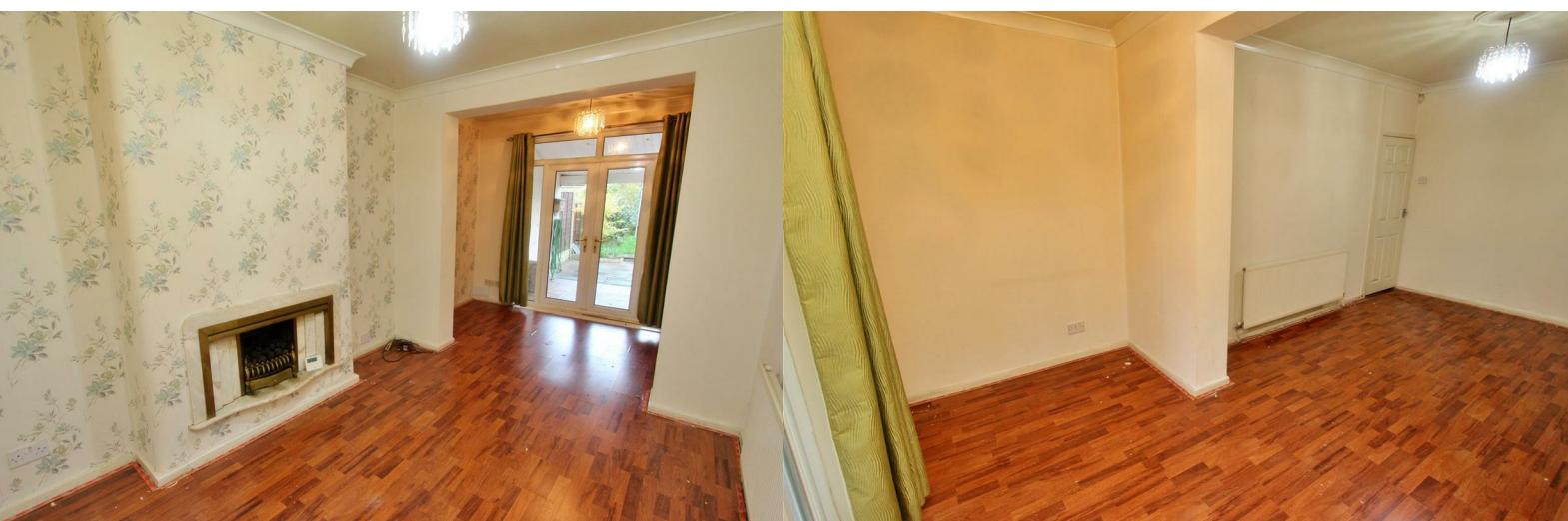
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, Blackpool, FY3 7LH

Offers In The Region Of £175,000



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Hallway

Door to front providing access from front driveway. Stairs leading to first floor landing. Access to all rooms.

Lounge

12'5" x 10'11"
UPVC double glazed bay window to front. Ceiling light and radiator.

Living Room

11'9" x 9'5"
Extended room to rear housing feature fire place. Radiator and ceiling light.

Dining Area

11'6" x 6'0"
UPVC double glazed French style patio doors to rear. Ceiling light and radiator.

Kitchen

14'8" x 7'7" (at widest point)
UPVC double glazed window to side. Range of wall and base units with complimentary worktops above. Stainless steel sink with drainer. Electric oven with gas hob and extractor above. Access through to Utility Room

Utility Room

5'6" x 5'2"
UPVC double glazed door to side and window to rear. Plumbed for washing machine and space for tumble dryer. Tiled floor and ceiling light.

First Floor Landing

UPVC double glazed window to side. Access to all first floor rooms. Stair case leading to 2nd floor. Ceiling lights.

Bedroom Two

12'6" x 10'5"
UPVC double glazed bay window to front. Ceiling light and radiator.

Bedroom Three

9'6" x 8'0"
UPVC double glazed window to rear. Ceiling light and radiator.

Bedroom Four

6'5" x 6'2"
UPVC double glazed window to front. Ceiling light and radiator.

Bathroom

7'7" x 5'6"
UPVC double glazed window to rear. Corner bath and pedestal wash hand basin. Tiled floor, towel heater and ceiling light.

WC

2'5" x 2'1"
UPVC double glazed opaque window to side. Low flush WC. Tiled wall and floor and ceiling light

Second Floor Landing

Open stair case leading from first floor landing to second floor.

Bedroom One (2nd Floor)

10'0" x 8'8"
UPVC double glazed windows to rear. Fitted low level wardrobes. Access to En-Suite. Radiator and ceiling light.

Bedroom One En-Suite

7'9" x 5'0"
UPVC double glazed opaque window to rear. Three

piece bathroom suite comprising; corner shower cubicle, pedestal wash hand basin and low flush WC. Tiled wall and floors. Towel heater and ceiling lights

Front Exterior

Paved driveway to front providing parking for two vehicles. Side access to garage and rear garden

Rear Exterior

Surprisingly large rear garden with covered patio area and established lawn, plants, trees and shrubs.

Further Information

Tenure - Freehold
Council Tax Band - C - Blackpool Borough Council
EPC Rating - E

agents disclaimer

These particulars, whilst believed to be accurate are set out as a general guideline 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. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in

working order or fit for their purpose. Furthermore, Solicitors should confirm moveable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

