

## 180 Staining Road, Blackpool, FY3 0BB

We welcome to the market a generously sized three bedroom garden fronted end terrace home situated in a quiet, sought after residential location few minutes walk into Staining village and well regarded schools. This chain free property is ready to walk into and has great motorway connections. Briefly comprising entrance hall, downstairs Wc, lounge, open plan kitchen with dining room or second reception, garden room all to the ground floor. On the first floor we have three bedrooms and bathroom. Externally there is a lovely west facing rear garden overlooking fields.

**Price £160,000**

# 180 Staining Road

, Blackpool, FY3 0BB



- Three bedroom end terrace home
- Quiet residential location
- Close to Victoria hospital & Stanley park
- Chain free
- Open plan kitchen with dining room
- West facing rear garden with views over fields.
- EPC rating C

## External

### Entrance hall

Carpeted, stairs leading to the first floor, downstairs Wc & radiator.

### Lounge

13'5" x 11'5" (4.1 x 3.5 )

Bright lounge with UPVc double glazed bay window to the front aspect, carpeted, radiator.

### Downstairs Wc

Wc, tiled flooring, extractor fan, wash hand basin, obscure window,

### Open plan kitchen / Dining

17'8" x 13'1" (5.4 x 4.0)

Stylish open plan kitchen and dining room / second reception. Great

family space, Wood flooring, UPVc double glazed window to the rear aspect, radiator. Fitted wall and base units with worktops, circular stainless steel sink. Two UPVc double glazed windows to the side aspect, vinyl flooring. Four ringed gas hob with built in oven, part tiled walls, plumbed for washer.

### Garden room

9'6" x 5'6" (2.91 x 1.7 )

West facing garden room with wood flooring just off the kitchen, French doors onto the rear garden.

### Bedroom one

12'7" x 11'1" (3.84 x 3.4 )

Good size bedroom with UPVc double glazed window, carpeted & radiator.

### Bedroom two

13'5" x 11'1" (4.1 x 3.4 )

Another good sized bedroom with fitted wardrobes, storage cupboard, UPVc double glazed window overlooking the rear garden, carpeted.

### Bathroom

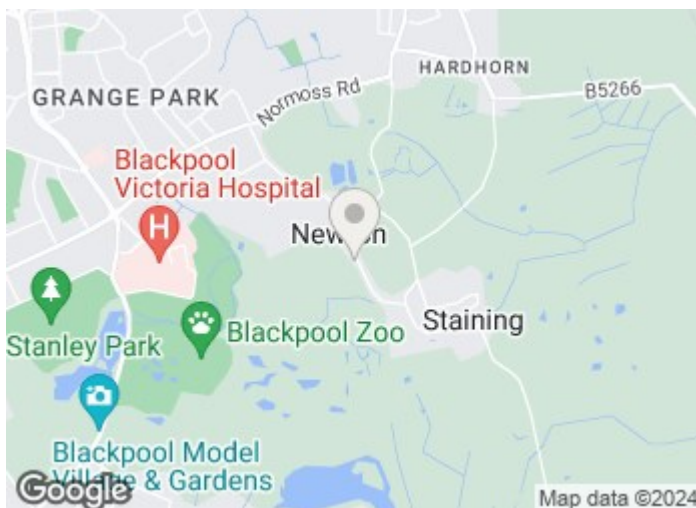
### Bedroom three

8'3" x 6'2" (2.54 x 1.9 )

UPVc double glazed window, carpeted, radiator.

### Rear garden

Generously sized West facing rear garden overlooking fields, paved and lawned areas.



## Directions





# Floor Plan

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