



## Burnside Cropper Road, Blackpool, FY4 5LB

We welcome to the market a unique three bedroom, three bathroom semi detached property. This lovely family home sits in a highly desirable location briefly comprising porch, lounge, study, kitchen, dining room, conservatory, downstairs shower room, utility & fabulous playroom all to the ground floor. To the first floor the master bedroom which comes with a balcony and en-suite, two further double bedrooms, bathroom. Externally there is a generously sized rear garden with a decked seating area, car port and to the front parking for multiple vehicles.

**Price £280,000**



# Burnside Cropper Road

, Blackpool, FY4 5LB



- Three bedroom semi detached
- Stunning conservatory
- Close to motorway connections
- Parking for multiple vehicles and car port
- Two bathrooms - shower room & balcony
- Peaceful location

## External

### Porch

### Lounge

15'8" x 14'5" (4.8 x 4.4 )

Bright lounge double glazed bay window, stairs leading to the first floor. Open fire with marble surround, carpeted & radiator, farmhouse door.

### Kitchen

18'8" x 14'5" (5.7 x 4.4 )

Lovely sized kitchen, integrated fridge & freezer, tiled flooring. Fitted wall and base units with worktops throughout, white ceramic sink, two radiators. Belling oven with extractor hood, breakfast bar, double glazed windows & door. Brick built archway that goes into a study area.

### Dining area

13'9" x 9'6" (4.2 x 2.91 )

Wood flooring, double glazed door opening into the conservatory, radiator. Door leading to the side aspect and another door into the utility room.

### Study

7'8" x 6'7" (2.36 x 2.01 )

Laminate flooring, fitted shelving & cupboards.

### Utility room

Tiled flooring, plumbed for washer & dryer, fitted worktops and cupboards. Built in cupboard with shelving

## Downstairs shower room.

Fully tiled walls and floor, obscure double glazed window to side aspect. Wc, wash hand basin, walk in shower cubicle.

## Conservatory

13'9" x 12'5" (4.2 x 3.8 )

Stunning conservatory, tiled flooring. Two radiators, doors opening onto the rear garden.

## Master bedroom

16'0" x 15'5" (4.9 x 4.72 )

Good sized bedroom, laminate flooring, double glazed doors opening out onto the balcony, double glazed window, fitted wardrobes & radiator. Door leading to en suite.

## en suite

Four piece en suite. Lino style flooring, Wc, walk in shower cubicle. Wash hand basin, velux window. Heated towel rail, full tiled walls & bath.

## Balcony

## Bedroom two

12'5" x 10'8" (3.79 x 3.27)

Double bedroom with fitted wardrobes, carpeted, double glazed window overlooking front garden, radiator.

## Bathroom

Tiled flooring, bath with adjustable shower head, wash hand basin. Obscure double glazed window. Fitted cabinet with storage, part tiled walls. Wc, spotlights. Heated towel rail, shelving.

## Bedroom three

10'9" x 8'10" (3.3 x 2.71)

Another double bedroom, double glazed window overlooking the rear garden. Carpeted, fitted wardrobe & radiator.

## Playroom

17'4" x 16'0" (5.3 x 4.9 )

Fantastic playroom for the children, Two double glazed windows, radiator door leading to storage room that houses water tank and oil burner.

## Front garden

Parking for multiple vehicles, access to rear garden to the side.

## Rear garden

Beautiful and generously sized rear garden, raised decked seating area & carport.

## Car port



## Directions







# Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>			<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>
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