



## 110 Preston New Road, Blackpool, FY4 4HF

We welcome to the market a impressive three bedroom semi detached family home situated in the desirable residential location of Preston New Rd. This generously proportioned home is a lovely standard throughout, has a fantastic south facing rear garden and a block paved driveway with parking for multiple vehicles. Briefly comprising entrance hall, lounge with bay window, second reception or dining room with french doors onto the rear garden, modern kitchen all to the ground floor. On the first floor we've have three good sized bedrooms, stylish bathroom, separate Wc. Externally there is a south facing rear garden, garage, shed and driveway.

**Price £220,000**

# 110 Preston New Road

, Blackpool, FY4 4HF



- Traditional three bedroom semi detached family home
- South facing rear garden
- Generously proportioned room sizes throughout
- Driveway with parking for multiple vehicles & garage
- Close to well regarded schools
- Great motorway connections

## External

Block paved driveway with parking for multiple vehicles.

## Entrance hall

Lovely entrance hall, stairs leading to the first floor, radiator, understairs storage cupboard. Laminate flooring.

## Lounge

15'4" x 12'5" (4.69 x 3.8 )

Bright lounge with patterned bay window to the front aspect, gas fire with surround, two patterned UPVc double glazed windows to the side, carpeted and radiator.

## Second reception / dining room

16'5" 11'4" (5.02 3.46)

Lovely sized second reception or dining room, UPVc double glazed bay window with blinds, French doors onto the rear garden, carpeted. Built in gas fire, radiator.

## Kitchen

16'1" x 7'10" (4.91 x 2.41 )

Modern fitted wall and base units with worktops, integrated dishwasher. Five ringed gas hob and extractor hood. Built in oven & grill. Tiled flooring, UPVc double glazed window to the rear aspect with blinds, radiator. Part tiled walls. Obscure UPVc double glazed window to the side aspect. One & half sink bowl.

## Landing

Carpeted, entrance to the attic.

## Bedroom one

14'4" x 12'3" (4.38 x 3.74 )

Bright and spacious bedroom, UPVc double glazed patterned bay window to the front aspect, carpeted & radiator.

## Bedroom two

16'3" x 11'5" (4.97 x 3.49 )

Another generously proportioned bedroom, UPVc double glazed bay window with blinds overlooking looking over the rear garden, carpeted & radiator.

## Bathroom

7'3" x 7'0" (2.21 x 2.15 )

Stylish bathroom with walk in shower cubicle and separate bath. Tiled flooring, wash hand basin, obscure UPVc double glazed window. Fully tiled walls, fitted cupboard with shelving. Chrome heated towel rail, spotlights.

## Separate Wc

Fully tiled walls and floor, frosted UPVc double glazed window, Wc.

## Bedroom three

10'5" x 6'6" (3.18 x 1.99)

Good sized third bedroom, UPVc double glazed patterned bay window to the front aspect, carpeted & radiator.

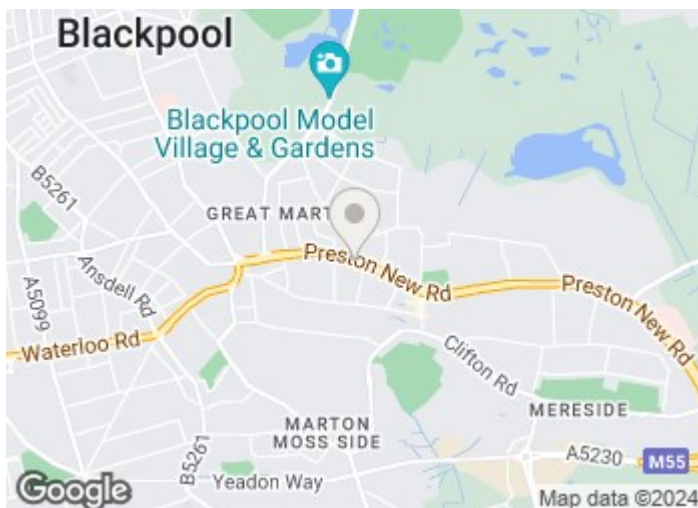
## Garage

15'3" x 9'6" (4.66 x 2.9)

Up and over door power and shelving.

## Rear garden

South facing rear garden, block paved, lawned with raised flower beds. Access to the garage and shed. Outside tap.



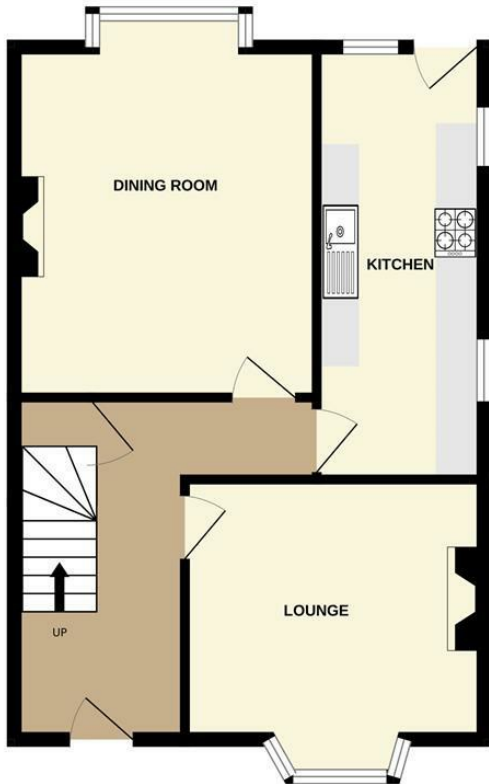
## Directions



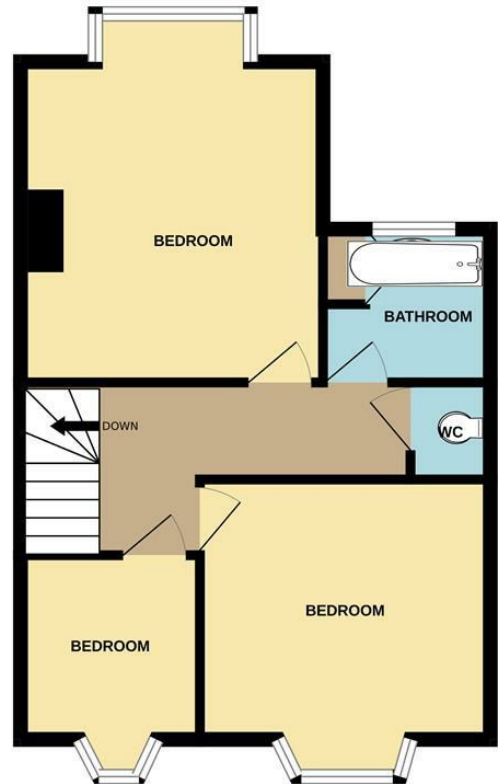


# Floor Plan

GROUND FLOOR  
520 sq.ft. (48.3 sq.m.) approx.



1ST FLOOR  
475 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 995 sq.ft. (92.5 sq.m.) approx.  
 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	Current	Potential	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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