



8 Ashton Road, Blackpool, Lancashire,
FY1 4AQ

£79,950

***** ATTRACTIVELY PRICED MID TERRACED NEAR LOCAL AMENITIES *****

This mid terraced house is UNDER £80,000 with THREE bedrooms, TWO SEPARATE reception rooms, UPVC double glazing and gas central heating.

located within 50 yards of numerous LOCAL shops and amenities and just 0.5 miles of the PROMENADE and TOWN CENTRE.

No onward chain.

- THREE bedrooms
- Two SEPARATE receptions
- FITTED kitchen
- Modern bathroom
- UPVC double glazing
- Gas central heating
- Near LOCAL shops



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-



Vestibule: () Meter cupboard, UPVC double glazed front door.

Hall: () Staircase, Radiator.

Lounge: 12'6" x 10'5" (3.81 m x 3.17 m) Decorative fireplace, Coved ceiling, UPVC double glazed window, Radiator. Open to:-

Dining Room: 13'11" x 11'2" (4.24 m x 3.40 m) Decorative fireplace, UPVC double glazed window, Radiator.

Dining Kitchen: 10'2" x 8'4" (3.10 m x 2.54 m) Modern fitted wall and base cupboard units, Complementary roll edge worktops, Stainless steel sink Part tiled walls, UPVC double glazed window and rear door, Radiator.



First Floor: ()

Landing: ()

Bedroom 1: 12'9" x 7'4" (3.89 m x 2.24 m) UPVC double glazed window, Radiator.

Bedroom 2: 9'10" x 6'5" (3.00 m x 1.96 m) UPVC double glazed window.

Bedroom 3: 13'11" x 8'8" (4.24 m x 2.64 m) UPVC double glazed window, Radiator.



Bathroom: () Spacious bathroom comprising; Panelled bath with overhead shower unit, Pedestal wash basin, Low flush WC, Part tiled walls, Built in cupboard housing combi gas central heating boiler, UPVC double glazed window.

Outside: ()

Outside: () Rear yard.

Heating: () Gas central heating (NOT TESTED).

Tenure: () We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their



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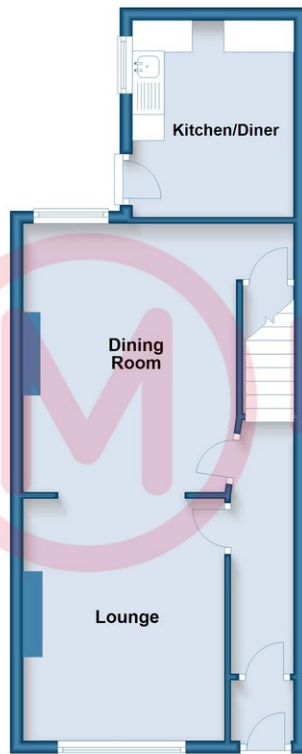
Directions: Travel south along Whitegate Drive and turn right at the first set of lights into Hornby Road. At the next set of lights turn left and travel along Park Road. Finally turn third right into Ashton Road.

General Disclaimer: Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Ground Floor



First Floor



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Ashton Road

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