



143 Highfield Road, Blackpool,
FY4 2HG

£119,950

***** STYLISH, RENOVATED HOME NEAR LOCAL SHOPS *****

This **BEAUTIFUL** mid terraced home has been renovated virtually throughout with contemporary theme including a **MODERN** fitted kitchen and **STUNNING FOUR** piece bathroom. In addition, there are two **DOUBLE** bedrooms, the smallest being well over 13ft x 9ft, **UPVC** double glazing, gas central heating, an invaluable **GARAGE** located to the **SOUTH** facing rear and then a location very conveniently within just 200 yards from all the **LOCAL** amenities of the Highfield Road shops. **No onward chain.**

- Two **DOUBLE** bedrooms
- Two **RECEPTION** rooms
- **FITTED** kitchen
- **STYLISH FOUR** piece bathroom
- **UPVC** double glazing • Gas central heating
- **SOUTH** rear
- **GARAGE**
- Near **LOCAL** shops.
- No chain

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Vestibule: Meter cupboard, UPVC double glazed front door.

Hall: Staircase.

Lounge: 15'10" x 10'11" (4.83 m x 3.33 m) UPVC double glazed bay window, Coved ceiling, Feature radiator.

Dining Room: 13'4" x 11'9" (4.06 m x 3.58 m) UPVC double glazed window, Wood effect laminate floors, Feature recessed fireplace.

Kitchen: 9'5" x 9'3" (2.87 m x 2.82 m) Stylish fitted wall and base units with complementary work tops, Built in oven, hob and extractor hood, Plumbed for washer, Feature radiator, UPVC double glazed window and rear door, Part tiled walls, Under stairs store.

First Floor:

Landing:

Bedroom 1: 15'1" x 12'10" (4.60 m x 3.91 m) Two UPVC double glazed windows, Radiator, Built in wardrobe with centre vanity.

Bedroom 2: 13'4" x 9'2" (4.06 m x 2.79 m) UPVC double glazed window, Feature radiator.

Bathroom: Stunning and spacious four-piece bathroom comprising; Panel bath with shower attachment, Separate large shower cubicle, Integrated low flush WC, Vanity wash hand basin, Towel rail/radiator, and beautiful part tiled walls, Built in cupboard housing gas central heating boiler.

Outside:

Rear Yard: South facing, Small concreted yard.

Garage: Access from rear alley

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 Solicitors.

Council Tax: Band - B £1,771.00 (2024/25).



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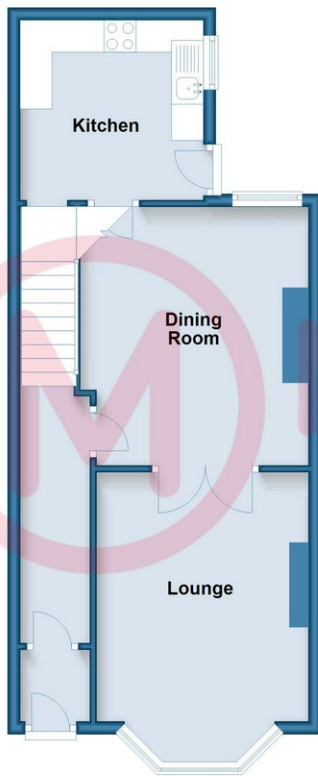
Directions: From south shore promenade head inland behind the Solaris Centre along Harrowside, passing over the bridge and straight ahead at the lights into Highfield Road.

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		
(69-80)	C		80
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Ground Floor



First Floor



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Highfield Road

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