



6 Belgrave Road, Blackpool,  
FY4 4DZ

**£132,950**

**\*\*\* LARGE EXTENDED FAMILY HOME \*\*\***

**This is a VERY SPACIOUS quasi-semi detached (end of three) family home, complemented further by the EXTENSION to the whole of the rear.**

**Now with THREE bedrooms an EXTENDED FOUR PIECE bathroom, a main SEPARATE lounge, SECOND lounge and additional dining area , plus a fitted kitchen now OVER 14ft. Gardens front and rear, with the latter providing off-street PARKING.**

**Well-presented and being larger than most of its neighbours on the street.**

- THREE bedrooms
- LARGE four piece bathroom
- SEPARATE lounge
- Second lounge area
- Dining area
- Fitted kitchen
- UPVC double glazing
- Gas central heating
- PARKING to rear.

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## Open Porch:

**Hall:** Spindled staircase, Wood effect laminate flooring, Decorative coved ceiling, UPVC double glazed front door and window, Radiator.

**Lounge:** 19'5" x 11'7" (5.92 m x 3.53 m) Fitted 'log burner' recessed to chimney breast, Coved ceiling, Dado rail, UPVC double glazed bay window, Radiator.

**Second Lounge:** 13'10" x 11'11" (4.22 m x 3.63 m) Beautiful feature fireplace with fire surround, Marble inset and hearth with living flame coal effect gas fire, Coved ceiling, Directly open to:-

**Dining Area:** 10'6" x 4'6" (3.20 m x 1.37 m) UPVC double glazed window and patio doors to rear garden.

**Kitchen Area:** 14'8" x 5'10" (4.47 m x 1.78 m) Fitted wall and base cupboard units, Tiled worktops, One and a half bowl stainless steel sink, Understairs storage, Built in oven and hob, UPVC double glazed window.



## First Floor:

### Landing:

**Bedroom 1:** 12'6" x 11'0" (3.81 m x 3.35 m) Built in wardrobes, UPVC double glazed window, Radiator.

**Bedroom 2:** 13'9" x 11'9" (4.19 m x 3.58 m) Built in wardrobes, Picture rail, UPVC double glazed window, Radiator.

**Bedroom 3:** 7'0" x 9'3" (2.13 m x 2.82 m) Picture rail, UPVC double glazed window, Radiator.

**Bathroom:** Modern four piece bathroom comprising; Free standing bath, Large walk in shower, Pedestal wash basin, Low flush WC, Part panelled walls, Built in cupboard, UPVC double glazed window, Heated towel rail/radiator.



## Outside:

**Front:** Mostly lawned

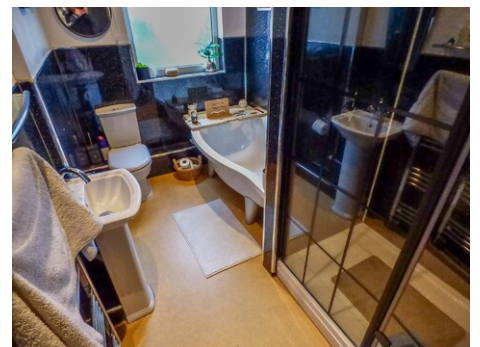
**Rear:** Raised timber deck, Artificial lawn and brick/block paved area providing parking. Outbuildings to include timber framed 'bar', timber storage area and brick storage outbuilding with light, power and plumbed for automatic washer.

**Parking:** Off street parking to the rear.

**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 - A £1594.81 (2025/26)



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**Directions:** Travel south along Whitegate drive to Oxford Square, bear right into Waterloo Road, third left into Rectory Road and finally second left into Belgrave 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		81
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Plan produced using PlanUp.

Belgrave Road

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