



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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THE CRESCENT, BLACKPOOL
FY4 1EQ

OFFERS IN THE REGION
OF £125,000

- NO CHAIN - IDEAL FOR A FIRST TIME BUYER OR INVESTOR
- SPACIOUS AND WELL PRESENTED 3/4 BEDROOM MID TERRACED HOUSE IN POPULAR LOCATION
- CLOSE TO LOCAL SHOPS AND THE SEA FRONT 2/3 RECEPTION ROOMS - CONTEMPORARY KITCHEN AND BATHROOM
- REAR COURTYARD GARDEN - ENERGY RATING D





Entrance

UPVC double glazed entrance door, opaque double glazed window to front, decorative cornice style ceiling, tiled floor.

Hallway

Glazed entrance door, obscure double glazed window to front, decorative cornice style ceiling, feature paneled walls, stairs leading to first floor, radiator.

Lounge

4.27m x 3.43m

UPVC double glazed walk in bay window to front, original fireplace, decorative cornice style ceiling, radiator, sliding doors which open into;

Dining Room

4.39m x 3.43m

UPVC double glazed window to rear, radiator.

Kitchen

5.66m x 1.60m

Fitted with a range of matching wall and base units with cream laminate worktops, stainless steel sink with single drainer, mixer tap & tiled splash backs, electric cooker, plumbing for washing machine, space for fridge/freezer, radiator, wood effect vinyl flooring, UPVC double glazed door to garden.

Downstairs Playroom/Bedroom

4.27m x 2.44m

UPVC double glazed window to side, radiator, built in storage cupboard.

First Floor Landing

Aforementioned staircase leading to the first floor landing, loft hatch, doors lead to the following rooms;

Bedroom One

4.39m x 3.43m

UPVC double glazed window to rear, radiator, original cast iron fireplace.



Bedroom Two

3.76m x 3.20m

UPVC double double glazed window to front, radiator, feature paneled wall, original cast iron fireplace.

Bedroom Three

2.36m x 1.96m

UPVC double glazed window to front, radiator.

Bathroom

2.44m x 1.68m

Three piece white suite comprising of: bath with shower over, pedestal wash hand basin and low level WC, tiled walls, UPVC opaque double glazed window to rear, radiator.

External

Enclosed rear yard, brick built storage space, rear access gate.

Additional Information

Freehold

Tax Band B - (£1,771.00 per annum)

The loft is boarded and accessed via a pull down ladder.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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