

**PETER E GILKES & COMPANY**

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**FOR SALE**

**11 FITZROY ROAD  
BLACKPOOL  
FY2 0RJ**



**Price: £125,000**

- Semi-detached house situated in a popular residential area
- Three bedrooms & two reception areas
- PVCu double-glazed & gas central heating
- Off road parking
- Large west facing rear garden
- Excellent opportunity for a first time buyer or as a buy to let investment

Peter E Gilkes & Company for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are produced in good faith, are set out as a guide only and do not constitute part of a contract; (ii) no person in the employment of Peter E Gilkes & Company has any authority to make or give any representation or warranty whatsoever in relation to this property.



**CHARTERED SURVEYORS**  
PROPERTY CONSULTANTS, VALUERS & ESTATE AGENTS

Peter E Gilkes FRICS | Bernadette Gilkes | Ben Gilkes BSc MRICS | Matthew J Gilkes BSc (Hons) MRICS

**Description:** Situated in a popular residential area, this semi-detached house provides well-proportioned accommodation with three bedrooms, two reception areas, fitted kitchen and shower room. The house also benefits from PVCu double-glazing, gas central heating, off road parking for two cars and a large, west facing rear garden.

The house would make an ideal first home or alternatively provides an excellent opportunity for a buy to let investment. Viewing is essential to appreciate the potential this home has to offer.

**Accommodation: Ground Floor**

*(all sizes are approx)*

**Storm Porch**

PVCu front door.

**Lounge** 4.9m x 3.6m including bay (16'2 x 12' including bay)

Wooden flooring. Central heating radiators. Gas fire with back boiler supplying central heating and hot water. PVCu double-glazed windows.

**Dining Area** 2.8m x 2.4m (9'3 x 8')

Tiled floor. PVCu double-glazed French door opening onto rear garden.

**Kitchen** 2.8m x 2.5m (9'3 x 8'2)

Range of wall cupboards, base cupboards, wall cupboards and drawers complemented with 'D' handles. Black 'granite' effect laminate worktops with inset stainless steel sink unit. Plumbed for washing machine and dishwasher. Tiled floor. PVCu double-glazed window.

**First Floor**

**Landing**

PVCu double-glazed window.

**Bedroom 1** 3.6m including bay x 3m (12' including bay x 9'10)

Pine door. Fitted wardrobes. Central heating radiator. PVCu double-glazed window.

**Bedroom 2** 3m x 2.8m (9'10 x 9'3)

Pine door. Central heating radiator. PVCu double-glazed window.

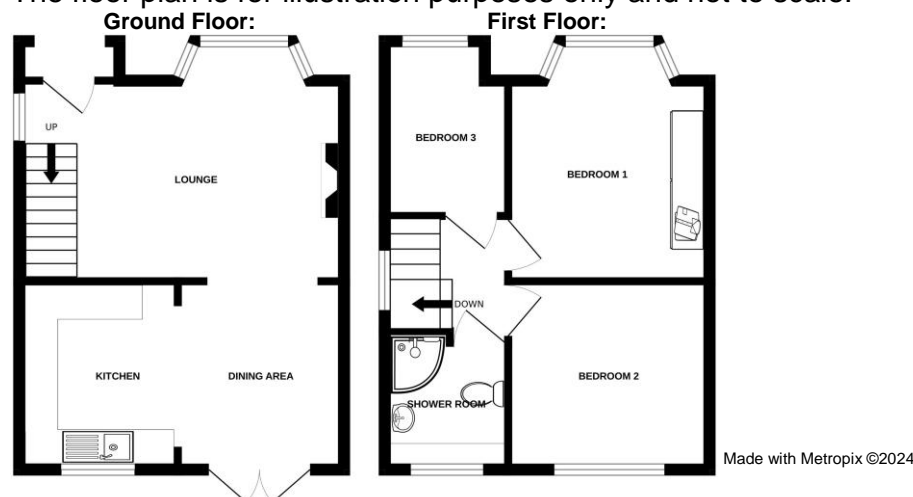
**Bedroom 3** 2.6m max x 1.8m (8'7 max x 6')

Pine door. Central heating radiator. PVCu double-glazed window.

**Shower Room**

Pine door. White three-piece suite comprising of curved shower cubicle, close coupled WC and pedestal wash basin. Fitted storage cupboards. PVCu double-glazed window.

**Floor Plan:** The floor plan is for illustration purposes only and not to scale.



**Outside:** The front garden has been overlaid with concrete flags and brick pavers enabling off road parking for two cars. A shared driveway leads around to the large, west facing garden and will therefore enjoy sunlight throughout the afternoon and into the early evening.

**Energy Rating:**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

**Tenure:** We understand the site is Freehold.

**Assessment:** According to the Valuation Office Agency’s website, house has been placed in Band B and currently equates to a Council Tax of approximately £1770.

**Services:** Mains gas, electricity and water supplies are laid on and the drains connect into the mains sewer.

**Note:** All services throughout the property are untested. Interested parties must satisfy themselves as to the condition of the central heating system and any other appliances and fittings where applicable.

**Declaration:** Within the meaning of the Estate Agents Act, a member of Peter E Gilkes & Company staff is a connected person to the seller.

**To View:** Strictly by appointment with Peter E Gilkes & Company and with whom all negotiations should be conducted.



**Lounge – view 1**



**Lounge – view 2**



**Dining Area**



**Kitchen**



**Bedroom 1**



**Bedroom 2**



**Bedroom 3**



**Shower Room**



**Rear Garden – view 1**



**Rear Garden – view 2**