



# 9 Shetland Road South Shore , FY1 6LP

**\*\*\*NO CHAIN INVOLVED\*\*\*** *Spacious End Terraced House, Hallway, Two Reception Rooms, Fitted Kitchen + Utility Room Area, Three Bedrooms, Three Piece Bathroom Suite (Shower Area), Gas Central Heating, Double Glazing, Off Street Parking + Driveway Area, Garage To Rear, Viewing By Appointment Only.*

## £129,950

44 - 46 Highfield Road, Blackpool, Lancashire, FY4 2JA.  
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## GROUND FLOOR

### HALLWAY

5' 4" x 13' 7" (1.63m x 4.14m) Entrance door to the front elevation, radiator unit.

### LOUNGE

10' 4" x 15' 3 into bay" (3.15m x 4.65m) Main lounge with a upvc double glazed window unit to the front elevation and radiator unit attached. There is a living flame effect electric fire unit with a fireplace surround and TV entertainment area.

### DINING ROOM

9' 8" x 12' 8" (2.95m x 3.86m) Second reception room with a upvc double glazed window unit to the rear elevation and radiator unit attached. There is a living flame effect gas fire unit with a fireplace surround and this room could either be a dining room or second living room.

### KITCHEN

5' 9" x 9' 5" (1.75m x 2.87m) Fitted with a matching range of base and eye level units, cornice trims, drawers and worktops. There is a fitted oven unit with four ring gas hob. There is space for an automatic washing machine and fridge freezer with under-stairs space. The kitchen houses the central heating boiler and has a double glazed window to side elevation and door leading to the utility room area at the rear of the kitchen .

### UTILITY AREA

5' 4" x 5' 00" (1.63m x 1.52m) To the rear of the kitchen is a small utility/sun room with a upvc double glazed door leading to the rear garden.

## FIRST FLOOR

### LANDING + LOFT ACCESS POINT

On the landing area there is a loft access point with laddered access to the part boarded loft.

## BEDROOM ONE

10' 00" x 12' 00" (3.05m x 3.66m) Upvc double glazed window unit, fitted wardrobe unit providing hanging rail space and additional storage and the room also has a radiator unit attached.

## BEDROOM TWO

11' 00" x 9' 5" (3.35m x 2.87m) Upvc double glazed window unit, fitted wardrobe unit providing hanging rail space and additional storage and the room also has a radiator unit attached.

## BEDROOM THREE

5' 9" x 7' 7" (1.75m x 2.31m) Upvc double glazed window unit, fitted wardrobe unit providing hanging rail space and additional storage and the room also has a radiator unit attached.

## BATHROOM

4' 8" x 12' 8" (1.42m x 3.86m) Fitted three piece bathroom suite comprising of a shower room area, low level WC and vanity sink unit. The bathroom has a built-in storage unit and there is a radiator unit attached with an opaque double glazed window unit to the rear elevation.

## OFF STREET PARKING + DRIVEWAY

To the front of the property is a driveway area providing off road parking and access to the driveway and garage at the rear of the property.

## GARAGE TO REAR

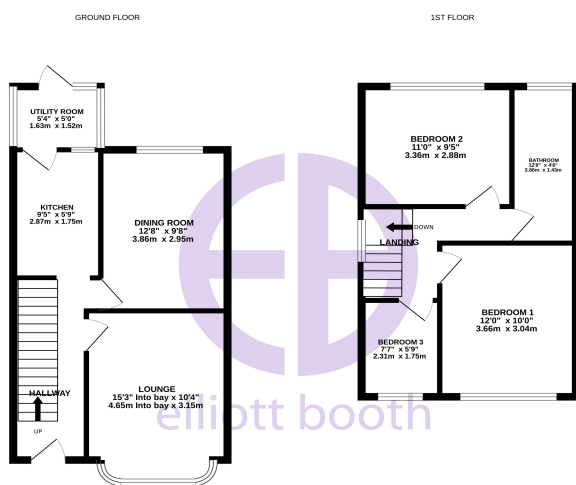
To the rear of the main driveway area is the garage for the property with an up and over main door access point.

## GARDEN AREAS

To the front of the property is an enclosed garden area and to the rear of the property is a gated enclosed garden with access to the garage and driveway area. [Edit](#) | [Delete](#)  
PROPERTY INFORMATION  
MATERIAL INFORMATION

-Tenure (Freehold)

- Council Tax Band A



Whilst every effort has been made to ensure the accuracy of the provided information, measurements are approximate. Measurements are taken to the best of our knowledge and are not intended to be used as a basis for any legal proceedings. The property is shown as is and we do not warrant the accuracy of the information. We do not warrant the accuracy of the information. We do not warrant the accuracy of the information. We do not warrant the accuracy of the information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			85
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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