



Estate Agents and Valuers

‘ EXCELLENT FIRST TIME BUY ‘



5 CARSON ROAD MARTON BLACKPOOL FY4 4HX

PRICE £139,950

NO CHAIN

- . EXTENDED SEMI DETACHED HOUSE
- . 3 BEDROOMS
- . THROUGH LOUNGE / DINING ROOM
- . UPVC DOUBLE GLAZING & GAS CENTRAL HEATING
- . GARDEN TO FRONT & REAR
- . DRIVEWAY & GARAGE

DESCRIPTION Occupying a popular position just off Preston New Road, offering easy access to the motorway network, Victoria Hospital and Blackpool town centre, this extended semi detached house offers well proportioned accommodation which would make a great first time buy. Warmed by gas central heating and complemented by UPVC double glazing, features include entrance hall, through lounge / dining room, kitchen with pine style units, downstairs bathroom and W.C with a four piece suite, landing and three bedrooms. Outside are paved gardens to front and rear. A driveway provides off street parking and gives access to a brick built garage.

LOCATION Proceeding out of Blackpool along Preston New Road to the traffic light junction near McDonalds and turn right. Turn right into Newhouse Road and Carson Road is on the right.



5 CARSON ROAD MARTON

The accommodation comprises:-

ON THE GROUND FLOOR

ENTRANCE HALL

LOUNGE 14'1 X 11'2. UPVC double glazed window, radiator, open to:-

DINING ROOM 14'1 X 8'7. UPVC double glazed window, radiator, laminate floor, understairs cupboard.

KITCHEN 9'10 X 7'4. Fitted with a range of pine base units and worktops with bevelled edges incorporating a single bowl single drainer stainless steel sink unit with mixer tap over, built in oven, hob and hood, tiled splashbacks, matching eye level cupboards, UPVC double glazed window and door.

BATHROOM & W.C Fitted with a four piece suite in white comprising panelled bath, shower cubicle, pedestal wash and basin, cupboard housing Main combi boiler, heated chrome style ladder towel rail, two UPVC double glazed windows.

ON THE FIRST FLOOR

LANDING UPVC double glazed window, loft access.

BEDROOM NO 1 12'2 X 11'7. UPVC double glazed window, radiator, fitted wardrobes.

BEDROOM NO 2 9'10 X 7'0. UPVC double glazed window, radiator.

BEDROOM NO 3 7'0 X 6'9. UPVC double glazed window, radiator.

OUTSIDE

GARDENS TO FRONT & REAR

DRIVEWAY

BRICK BUILT GARAGE Up and over and personal door.

TENURE Freehold.

SERVICES All mains services – gas fired central heating.

VIEWINGS Only by prior appointment through Duncan Raistrick Estate Agents. Tel:- 01253 751791 – open 7 days a week.

COUNCIL TAX BAND :- B

EPC RATING:- D