

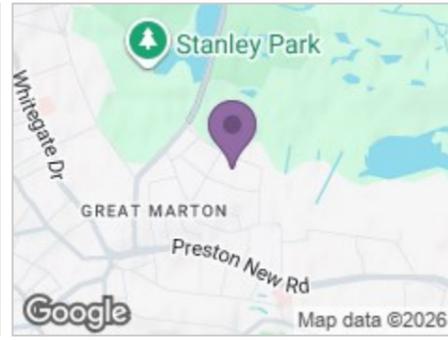
Road Map



Hybrid Map



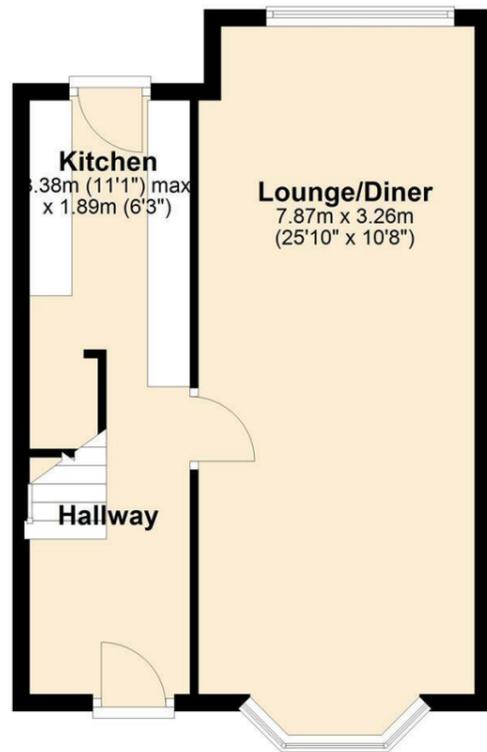
Terrain Map



Floor Plan

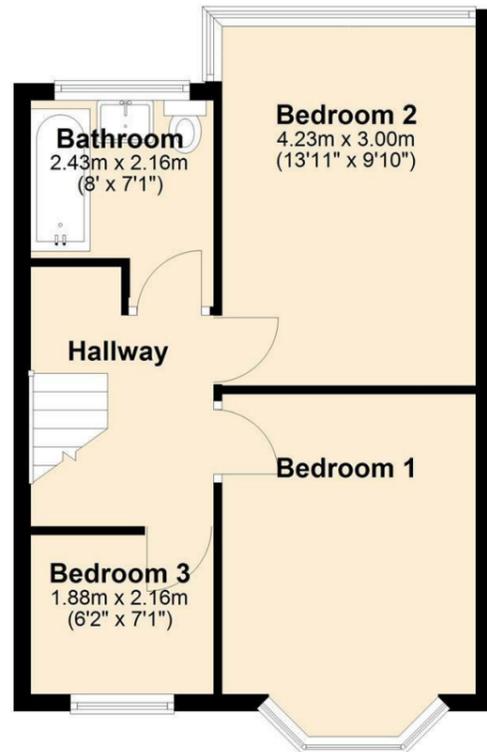
Ground Floor

Approx. 39.6 sq. metres (426.8 sq. feet)



First Floor

Approx. 39.6 sq. metres (426.8 sq. feet)



75 Abbotsford Road

, Blackpool, FY3 9RY

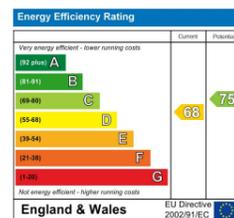
Offers In The Region Of £145,000

Viewings

Please contact our iMove Sales & Lettings Office on 01253 883311 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.



Hallway

UPVC door leading from front into property. Staircase to front leading to first floor landing. Internal door leading into lounge. and kitchen. laminate flooring and radiator, ceiling light.

Kitchen

11'1" x 6'2"

UPVC double glazed window and door to rear providing access to rear garden patio. Range of wall and base units with worktop above. Stainless steel sink unit with mixer tap above, gas hob with electric oven beneath. Laminate flooring, ceiling light. Under stairs storage.

Open plan Lounge/Dining area

25'9" x 10'8"

UPVC double glazed bay window to front and rear. carpet, ceiling light and radiator. Through access to dining area. Opening for fire.

Bathroom

7'11" x 7'1"

Three peice bathroom suite. Shower over bath with shower screen. Fully tiled walls and floor. Chrome towel rail.

Bedroom 1

11'7" x 9'10"

UPVC double glazed bay window to front. Carpet, ceiling light and radiator.

Bedroom 2

13'10" x 9'10"

UPVC double glazed window to rear Carpet, ceiling light and radiator.

Bedroom 3

6'2" x 7'1"

UPVC double glazed window to front Carpet, ceiling light and radiator.

Front exterior

Front garden with access path and gravelled area, established shrubs.

Rear exterior

Private rear garden, gravel and concrete area, garage incorporated.

Further information

Tenure - Freehold

EPC Rating D

Council Tax Band - A - Blackpool Council

Agents disclaimer

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