



13 Tranmere Road, Marton, Blackpool,
FY4 3DL

£132,950

***** RECENTLY REFURBISHED on a GENEROUS CORNER PLOT *****

This end garden terraced house, following a stylish refurbishment, now offers a **LARGE** contemporary fitted dining kitchen and a very **SPACIOUS** modern family bathroom. There are **TWO DOUBLE** bedrooms, UPVC double glazing and gas central heating throughout.

The generous corner plot already provides off-road parking and an invaluable garage, with ample scope to create additional parking if required.

NO ONWARD CHAIN.

- TWO double bedrooms
- SPACIOUS modern bathroom
- LARGE fitted dining kitchen
- Lounge
- CORNER plot
- Garage Plus Parking
- RECENTLY REFURBISHED
- No chain

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McDonald

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Hall: UPVC double glazed front door, Staircase, Radiator.

Lounge: 14'3" x 12'8" (4.34 m x 3.86 m) UPVC double glazed bay window, Radiator.

Dining Kitchen: 15'5" x 11'7" (4.70 m x 3.53 m) Stylish, newly fitted dining kitchen with wall and base cupboard units, Complementary worktops, Built in oven and hob with extractor hood, Concealed combi gas central heating boiler, Stainless steel sink, Plumbed for washing machine, Tiled splash back, Understairs storage, Two UPVC double glazed windows and door, Radiator.

First Floor:

Landing: UPVC double glazed window, Radiator.

Bedroom 1: 12'6" x 12'0" (3.81 m x 3.66 m) UPVC double glazed window, Radiator.

Walk-in Wardrobe.

Bedroom 2: 9'0" x 9'0" (2.74 m x 2.74 m) UPVC double glazed window, Radiator.

Outside:

Front: Stone gravelled with inset paving stones.

Side: Mostly paved.

Rear Yard: Concreted for ease of maintenance. Door to:-

Garage: Brick garage plus additional parking.

Heating: Gas central heating (NOT TESTED).

Tenure: We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - A £1675.48 (2026/27)

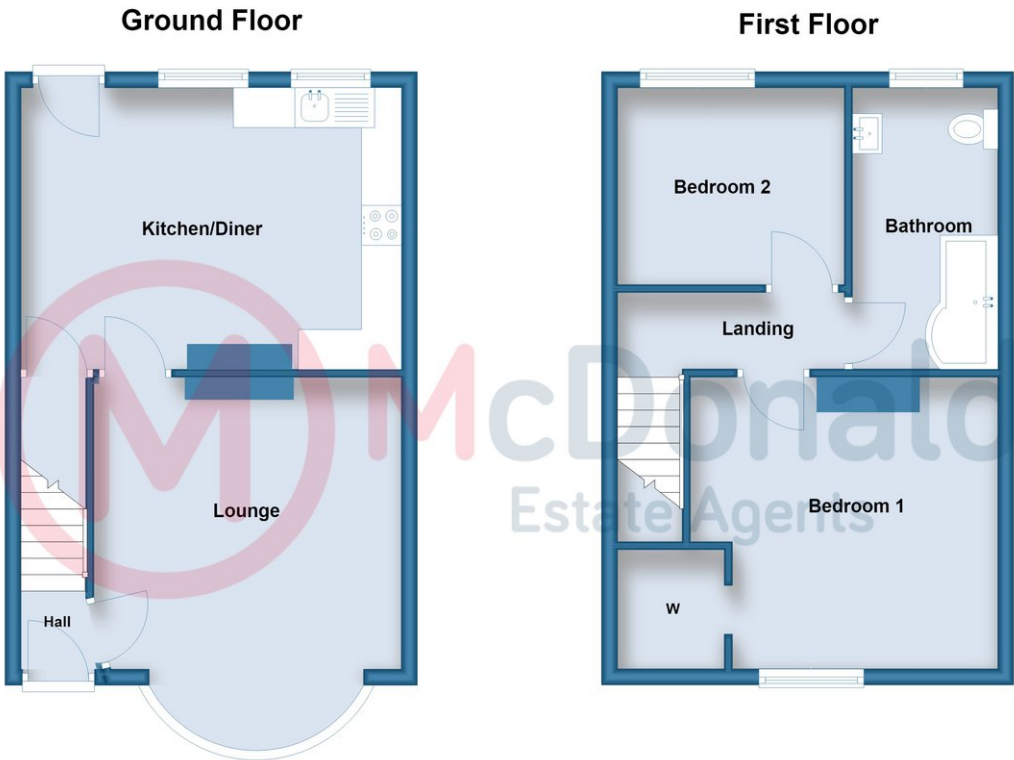


Directions: Travel along Whitegate Drive for quite a distance. Proceed through Oxford Square and travel through the traffic lights. At the next set take the second turning, almost immediately opposite, into Marton Drive. Tranmere Road is then the third turning on the left hand side.

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:** Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Plan produced using PlanUp.

Tranmere Road

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