



**22 Annan Crescent, Blackpool, FY4 4RQ**

**Price: £149,950**

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		<b>86 B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	<b>63 D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

- Two Bedroom Semi-Detached Bungalow With No Onward Chain
- Well Presented Throughout With Neutral Décor
- Spacious Lounge Through Dining Area With Garden Access
- Modern Kitchen With Integrated Oven And Hob
- Two Bright Bedrooms With Plenty Of Natural Light
- Newly Fitted Three Piece Bathroom Suite
- Rear Garden, Shared Driveway, Garage And

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# 22 Annan Crescent, Blackpool

## INTRODUCTION

This well-presented two-bedroom semi-detached bungalow is offered to the market in good condition throughout and is available with no onward chain, making it an ideal purchase for those seeking a smooth and timely move.

The property features neutral décor throughout, creating a bright and welcoming atmosphere that is ready for a buyer to move straight into. The accommodation includes a spacious lounge through dining area, providing an excellent space for both relaxing and entertaining, with sliding double-glazed doors opening directly onto the rear garden.

The modern kitchen is fitted with a range of units and benefits from an integrated oven and hob, offering both style and practicality.

There are two well-proportioned bedrooms, both enjoying plenty of natural light, making them comfortable and versatile spaces suitable for a variety of needs.

The property also benefits from a newly fitted three-piece bathroom suite, comprising a panelled bath with overhead shower, pedestal wash hand basin, and low flush WC, complemented by tiled walls for a clean and contemporary finish.

Externally, the property boasts a rear garden, ideal for outdoor enjoyment, along with side access leading to a shared driveway and garage, providing additional convenience and storage.

Situated in a convenient location, the bungalow offers easy access to motorway links, making it ideal for commuters, and is within close proximity to local supermarkets and everyday amenities.

## TENURE

The property is **Freehold**

## COUNCIL TAX

Band **"B"**



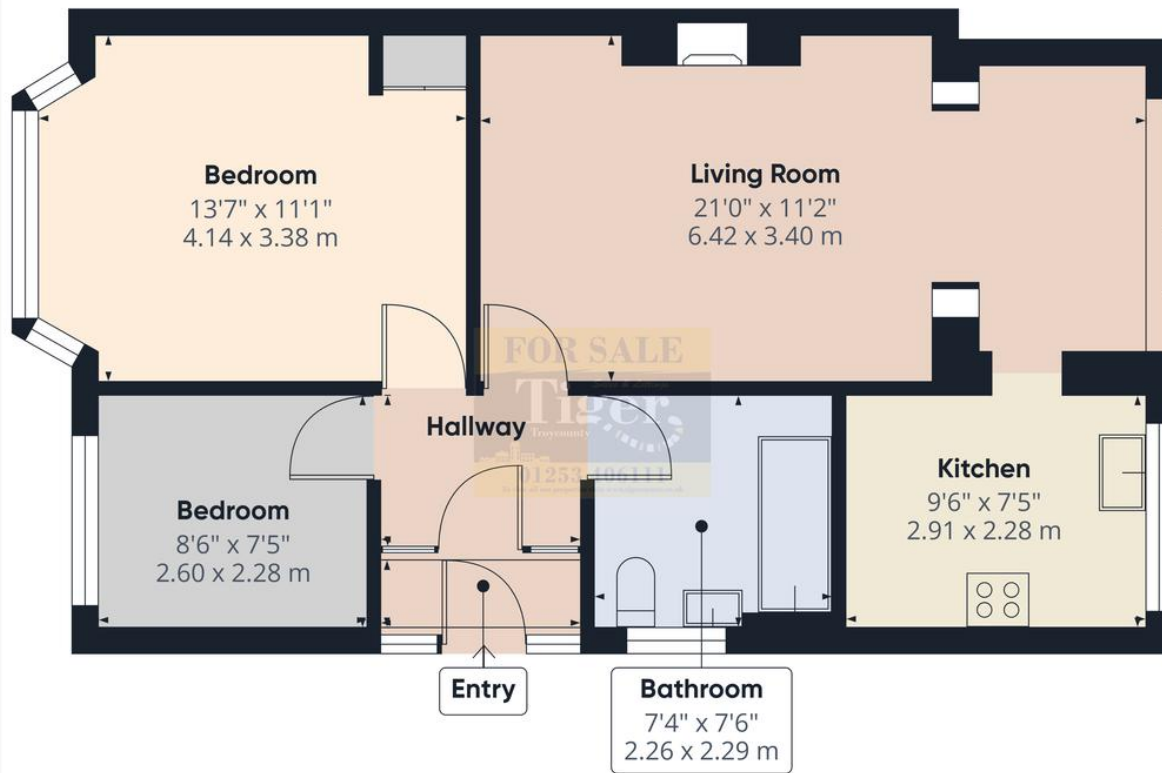
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### PLEASE NOTE

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Approximate total area<sup>(1)</sup>  
608 ft<sup>2</sup>  
56.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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