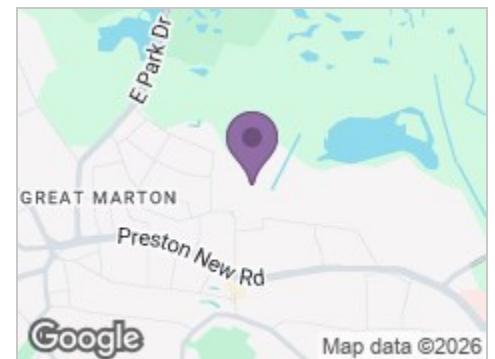


Road Map



Hybrid Map



Terrain Map



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Floor Plan



Total floor area 78.6 m² (846 sq.ft.) approx

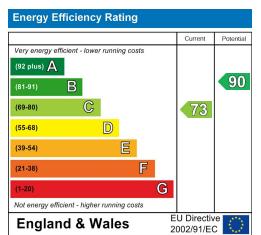
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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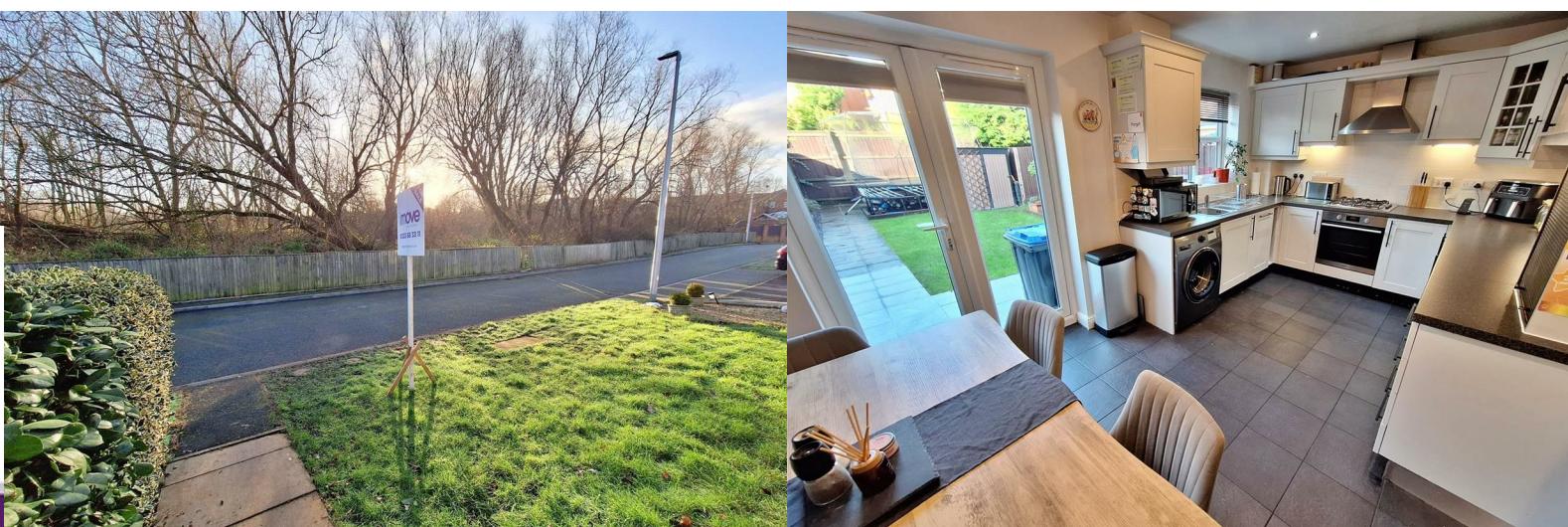
Call us now on **01253 883311**
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25 Swift Close

, Blackpool, FY3 9PE

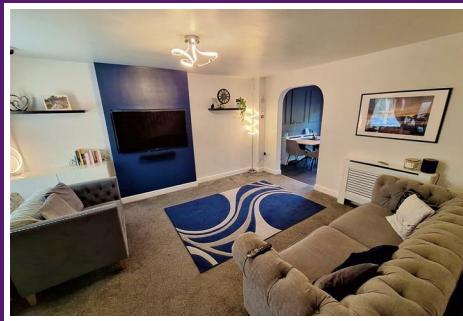
Offers In The Region Of £180,000



25 Swift Close

, Blackpool, FY3 9PE

Offers In The Region Of £180,000



Porch

Door to front providing access from front garden. Access through to Lounge & Ground Floor WC. Radiator and ceiling light.

Ground Floor WC

UPVC double glazed opaque window to front. Low flush WC and wall mounted wash hand basin. Radiator and ceiling light.

Lounge

15'7" x 15'9"
UPVC double glazed window to front. Open staircase to front providing access to first floor landing. Carpet, radiator and ceiling light. Open access through to Kitchen/Dining Room. Under stairs storage cupboard.

Kitchen/Dining Room

15'10" x 9'3"
UPVC double glazed window to rear and UPVC French style patio doors to rear. Range of wall and base units with complimentary work tops above. Four ring gas hob with integrated electric oven below and fitted extractor fan above. Plumbed for washing machine. Integrated dishwasher. Tiled floor, ceiling spot lights and radiator.

First Floor Landing

Carpeted landing providing access to all first floor rooms. Carpet and ceiling light.

Bedroom One

11'1" x 9'1"
UPVC double glazed window to rear. Carpet, ceiling light and radiator. Access to En-suite bathroom.

En Suite

9'0" x 3'8"
Three piece bathroom suite comprising; twin shower

unit with mains shower above, low flush WC and pedestal wash hand basin. Laminate wood effect flooring, ceiling light and radiator.

Bedroom Two

9'6" x 9'1"
UPVC double glazed window to front. Carpet, ceiling light and radiator.

Bedroom Three

7'10" x 7'5"
UPVC double glazed window to front. Carpet, ceiling light and radiator.

Bathroom

6'4" x 6'0"
UPVC double glazed opaque window to rear. Three piece bathroom suite comprising; panel bath, low flush WC and pedestal wash hand basin. Splash back tiles, ceiling light and radiator.

Front Exterior

Established front lawn with smooth sandstone paved pathway.
Driveway to side with single file parking for two vehicles.

Rear Exterior

Central grass lawn with paved patio at both ends of garden.

Separate Garage

Single garage within block of three to the end of cul-de-sac.

Further Information

Tenure - Leasehold
999 Years from 2007
Annual Ground Rent £150

Council Tax Band - C - Blackpool Borough Council
EPC Rating C

Agent's Disclaimer

These particulars, whilst believed to be accurate are set out as a general guideline 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. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm moveable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

