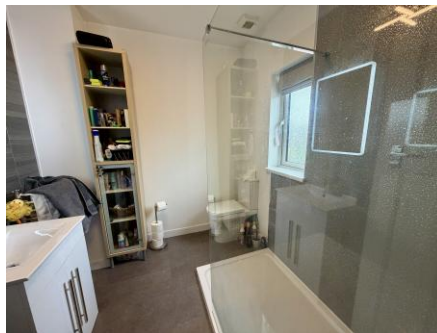




Estate Agents and Valuers

**‘ DOUBLE FRONTED DELIGHT ‘**



**4 ILFORD ROAD MARTON BLACKPOOL FY4 4EB**  
**PRICE O/O £150,000**

- . HANDSOME DOUBLE FRONTED GARDEN TERRACE
- . 3 BEDROOMS
- . LOUNGE & OPEN PLAN DINING KITCHEN
- . UPVC DOUBLE GLAZING & GAS CENTRAL HEATING
- . LANDSCAPED GARDENS TO FRONT & REAR
- . BAR AREA / OFFICE TO REAR

**DESCRIPTION** A handsome double fronted garden terrace occupying a convenient position on Ilford Road, close to local schools, shops, supermarkets and with excellent access to the motorway network. This well presented home offers three bedrooms, a comfortable lounge, and a spacious open plan dining kitchen fitted with stylishly grey units. A useful bar area or home office provides flexible space for those working from home. The property benefits from UPVC double glazing and gas central heating throughout. Outside, there is a paved front garden and an attractively landscaped rear garden featuring artificial grass and timber decking, creating an ideal space for outdoor entertaining. Viewing is highly recommended.

**LOCATION** Proceeding out of Blackpool along Park Road to the traffic light junction at Oxford Square and bear left into Waterloo Roads. At the mini roundabout turn right into Arnott Road and Ilford Road is a turning on the right.



**4 ILFORD ROAD MARTON**

**The accommodation comprises:-**

**ON THE GROUND FLOOR**

**ENTRANCE HALL** Feature radiator, composite door, stairs.

**LOUNGE** 16'9 X 10'7. UPVC double glazed window and UPVC double glazed French doors, radiator.

**DINING KITCHEN** 13'8 X 18'5. Fitted with a modern range of grey base units and worktops with bevelled edges incorporating a single bowl ceramic sink unit with mixer tap over, gas cooker point with extractor hood over, plumbing for washing machine and dishwasher, radiator, two UPVC double glazed windows, UPVC double glazed door to rear.

**BAR AREA** 13'2 X 7'7. Two UPVC double glazed windows, UPVC double glazed door.

**ON THE FIRST FLOOR**

**LANDING** UPVC double glazed window, loft access via a Slingsby style ladder to a part boarded loft space.

**BEDROOM NO 1** 13'8 X 10'5. UPVC double glazed window, radiator.

**BEDROOM NO 2** 10'9 X 8'9 (PLUS RECESS). UPVC double glazed window, radiator.

**BEDROOM NO 3** 10'7 X 5'5. UPVC double glazed window, radiator.

**SHOWER ROOM & W.C** Large shower cubicle, vanity sink unit, W.C – low suite, heated chrome style ladder towel rail, part laminate walls, UPVC double glazed window.

**OUTSIDE**

**PAVED FRONT GARDEN**

**REAR GARDEN** With artificial grass and timber decking.

**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:- B**

**EPC RATING: C**