



78 Argyll Road, Blackpool, FY2 9TH

Price: £209,995

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

- Three Bedroom Semi Detached Family Home
- Bright Lounge With Bay Window And Fireplace
- Spacious Dining Area With Patio Doors
- Modern Fitted Kitchen With Integrated Appliances
- Three Well Proportioned Bedrooms
- Stylish Bathroom With Separate Shower
- Private Enclosed Rear Garden
- Driveway With Gated Rear Access

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INTRODUCTION

The property features a welcoming lounge with carpet flooring and a bay-fronted window that allows for plenty of natural light. The room is complemented by curtains and an electric fireplace, creating a cosy and comfortable living space.

To the rear, the dining area offers high-quality wood-effect laminate flooring and benefits from patio doors that open out onto the garden, complete with a fitted blind. A gas fireplace adds a focal point, making this an ideal space for both everyday dining and entertaining.

The kitchen is fitted with a range of units and worktops, along with integrated appliances including an oven, hob, hood and dishwasher. It also features wood-effect laminate flooring, spotlighting, and access to the rear garden, providing both practicality and style.

Upstairs, the first floor comprises three well-proportioned bedrooms. The main bedroom overlooks the front elevation and includes carpet flooring, fitted wardrobes and curtains. The second bedroom enjoys views over the rear garden and also benefits from carpet flooring and curtains. The third bedroom is positioned to the front and includes carpet flooring and a fitted blind, making it suitable as a bedroom, nursery or home office.

The bathroom is finished with high-gloss tiled flooring and floor-to-ceiling wall tiles, and includes a modern three-piece suite in white. There is also a separate shower enclosure, spotlighting, and a heated towel rail for added comfort.

Externally, the property offers a single driveway to the front, along with gated access leading to the rear. The enclosed rear garden is mainly laid to lawn and bordered by panel fencing, providing a private outdoor space ideal for relaxing or entertaining.

APPROXIMATE AGE OF THE PROPERTY

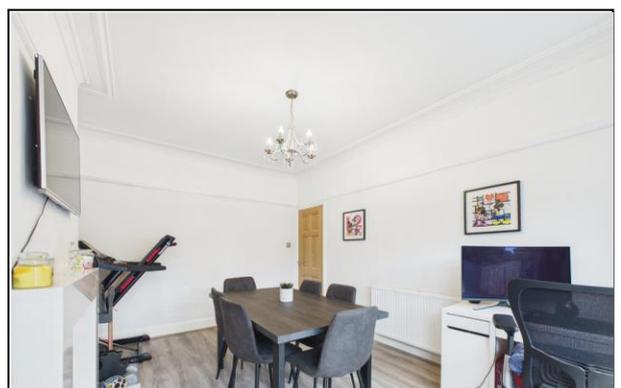
1920s

TENURE

The property is **Freehold**

COUNCIL TAX

Band **D**



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PLEASE NOTE

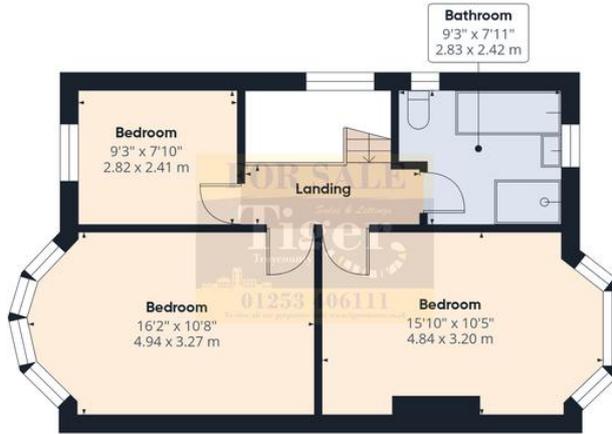
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Ground Floor



Floor 1

Approximate total area⁽¹⁾
1141 ft²
106 m²

(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.

GIRAFFE 360