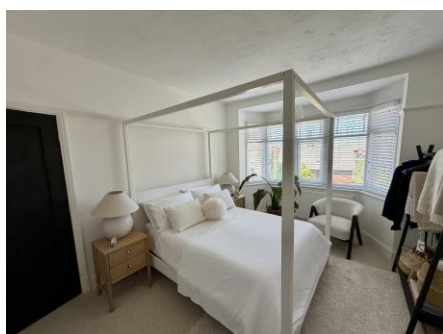




Estate Agents and Valuers

‘ SUPERB FIRST TIME BUY ‘



23 ILFORD ROAD MARTON BLACKPOOL FY4 4EY
PRICE £159,950

- . **BEAUTIFULLY PRESENTED & EXTENDED GARDEN TERRACE**
- . **3 BEDROOMS & 2 RECEPTIONS**
- . **LUXURY KITCHEN & BATHROOM**
- . **UPVC DOUBLE GLAZING & GAS CENTRAL HEATING**
- . **SUNNY SOUTH FACING REAR GARDEN**

DESCRIPTION Stylishly refurbished, this attractive bay – fronted garden terrace occupies a convenient position on Ilford Road, offering easy access to the motorway network, Blackpool town centre and well regarded schools. Beautifully presented throughout, the accommodation comprises an entrance vestibule, welcoming hallway, spacious lounge with archway to a separate dining room, and a stunning luxury kitchen featuring sleek white gloss units with integrated appliances. To the first floor are three well – proportioned bedrooms and a contemporary family bathroom with a modern white suite. Outside, there is a low maintenance gravelled garden to the front, while the private rear courtyard enjoys a sunny southerly aspect, providing the perfect space for relaxing or entertaining.

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.



23 ILFORD ROAD MARTON

The accommodation comprises:-

ON THE GROUND FLOOR

ENTRANCE VESTIBULE Double doors.

ENTRANCE HALL Radiator and stairs.

LOUNGE 14'4 X 11'2. UPVC double glazed window, feature fireplace, radiator and archway to: -

DINING ROOM 10'11 X 9'8. UPVC double glazed window and radiator.

KITCHEN 13'2 X 5'4. Recently re-fitted with a range of white gloss base units and worktops with bevelled edges incorporating a single bowl single drainer white granite composite sink unit with mixer tap over, built in oven hob and hood, laminate splashback, integrated fridge freezer, plumbing for washing machine, matching eye level cupboards, cupboard housing Glow Worm combi boiler, understairs storage cupboard and UPVC double glazed window and door.

ON THE FIRST FLOOR

LANDING Loft access.

BEDROOM NO 1 14'2 X 10'7. UPVC double glazed window, radiator.

BEDROOM NO 2 11'8 X 10'7. UPVC double glazed window, radiator, fitted wardrobes.

BEDROOM NO 3 7 X 5'8. UPVC double glazed window, radiator.

BATHROOM & W.C Fitted with a white suite comprising panelled bath with black rain shower over, pedestal wash hand basin, WC – low suite, black heated ladder towel rail, laminate walls and ceiling and UPVC double glazed window.

OUTSIDE

COMPACT GRAVEL FRONT GARDEN

SUNNY SOUTH FACING REAR GARDEN

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