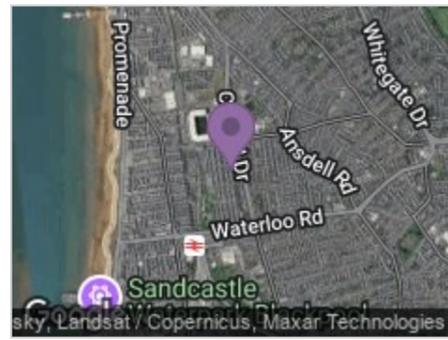


Road Map



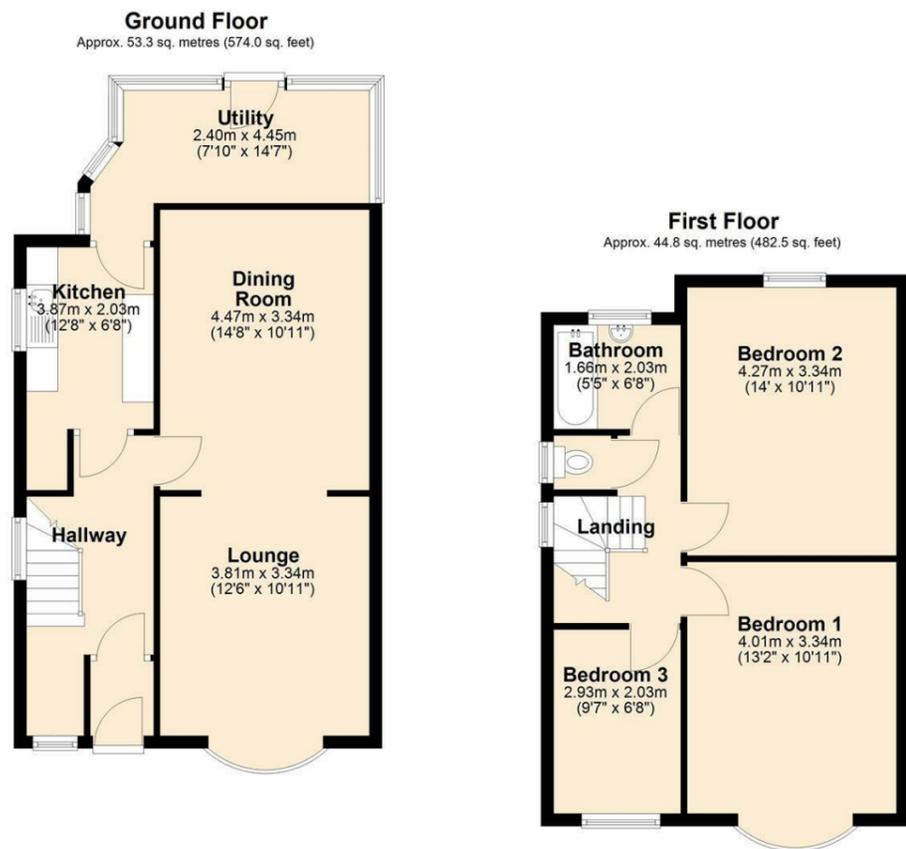
Hybrid Map



Terrain Map



Floor Plan



**38 Saville Road**  
, Blackpool, FY1 6JR

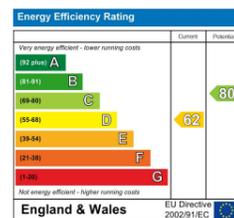
Offers In The Region Of £130,000 3 1 2 D

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

Energy Efficiency Graph



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# 38 Saville Road

, Blackpool, FY1 6JR

## Offers In The Region Of £130,000



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.

### Porch

Door to front providing access from front driveway into property.

### Hallway

Stairs to side leading to first floor landing. Access to ground floor rooms. Carpet, radiator and ceiling lights.

### Lounge

12'5" x 11'2"

Double glazed bay window to front. Carpet, ceiling lights and radiator. Open access through to Dining Room.

### Dining Room

14'7" x 10'11"

Internal wooden framed bay window to rear.. Electric fire.. Carpet, ceiling lights and radiator.

### Kitchen

12'8" x 6'7"

UPVC double glazed window to side. Range o wall and base units with complimentary worktops above. Stainless steel sink unit with mixer tap above. Four ring electric hob. Integral electric oven and grill. Plumbed for washing machine. Vinyl and ceiling light. Access through to Rear Utility

### Rear Utility

14'7" x 7'10"

Windows to side and rear. Door leading to rear garden. Tiled floor.

### First Floor Landing

UPVC double glazed opaque window to side. Access to all first floor rooms. Loft access. Carpet and ceiling lights.

### Bedroom One

13'1" x 10'11"

Double glazed bay window to front. Carpet, radiator and ceiling lights.

### Bedroom Two

14'0" x 10'11"

UPVC double glazed window to rear. Carpet, radiator and ceiling lights.

### Bedroom Three

9'7" x 6'7"

UPVC double glazed window to front. Carpet, radiator and ceiling lights.

### Bathroom

6'7" x 5'5"

UPVC double glazed opaque window to rear. Panel bath with shower above and pedestal wash hand basin. Tiled walls and floor. Cupboard housing. Ceiling light and radiator.

### WC

UPVC double glazed opaque window to side. Low flush WC. Ceiling light and vinyl flooring.

### Front Exterior

Walled front garden. Side access leading to rear garden.

### Rear Exterior

Spacious plot with single detached garage, lawn and patio area.

### Further Information

Tenure - Freehold  
EPC Rating D  
Council Tax Band - B - Blackpool Borough Council

### Agent's Disclaimer

