



Estate Agents and Valuers

‘ POPULAR LOCATION ‘



298 NEWHOUSE ROAD MARTON BLACKPOOL FY4 4PA

PRICE £89,950

NO CHAIN

- . BAY FRONTED GARDEN TERRACE**
- . 3 BEDROOMS**
- . LOUNGE & OPEN PLAN DINING KITCHEN**
- . UPVC DOUBLE GLAZING & GAS CENTRAL HEATING**
- . 30FT REAR GARDEN**
- . REQUIRING SOME SUPERFICIAL UPDATING**

DESCRIPTION Conveniently situated with excellent access to the motorway network, Blackpool Victoria Hospital and the town centre, this bay fronted garden terrace offers an ideal opportunity for first time buyers or investors. The accommodation comprises an entrance hall, lounge, dining kitchen, three bedrooms, and a bathroom with separate W.C. Outside, there is off street parking to the front, while the rear boasts a mainly paved garden extending approximately 30ft. although requiring some superficial updating, the property offers superb potential for a buyer to create a stylish and welcoming home.

LOCATION Proceeding out of Blackpool along Preston New Road and go straight ahead at the traffic light junction with South Park Drive. Turn right into Barclay Avenue and at the end turn left into Newhouse Road.



298 NEWHOUSE ROAD MARTON

The accommodation comprises:-

ON THE GROUND FLOOR

ENTRANCE HALL UPVC double glazed door, radiator, staircase.

LOUNGE 16'7 X 12'2. UPVC double glazed window, radiator, understairs storage cupboard.

DINING KITCHEN 15'4 X 8'8. Fitted with a range of laminate base units and worktops with bevelled edges incorporating a 1 ½ bowl single drainer stainless steel sink unit with mixer tap over, gas cooker point, extractor hood, matching eye level cupboards, 2 UPVC double glazed windows, UPVC double glazed door, radiator.

ON THE FIRST FLOOR

LANDING Loft access.

BEDROOM NO 1 11'8 X 9'7. UPVC double glazed window, radiator, fitted wardrobes.

BEDROOM NO 2 19'8 X 8'9. UPVC double glazed window, radiator.

BEDROOM NO 3 7'9 X 6'0 (INC RECESS). UPVC double glazed window, radiator, built in cupboard.

BATHROOM & W.C Fitted with a white suite comprising bath with shower over, vanity sink unit, W.C – low suite, tiled walls, radiator, UPVC double glazed window, W.C – low suite, tiled walls, radiator, UPVC double glazed window.

OUTSIDE

OFF STREET PARKING

30FT 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 BAND :- A

EPC RATING:- C