



Asking Price £114,950

Eccleston Road, Blackpool, FY1

Bedrooms : 4

Bathrooms : 2

Reception Rooms : 2

**FOUR BEDROOM MID
TERRACE HOUSE FOR SALE
IN BLACKPOOL**

**DOWNSTAIRS TOILET &
UTILITY ROOM**

**OPEN PLAN LOUNGE AND
DINING ROOM / 2ND
RECEPTION**

**THREE GOOD SIZE DOUBLE
BEDROOMS & 1 LARGE
SINGLE ROOM**

MODERN FITTED KITCHEN

**MODERN FITTED BATHROOM
WITH SHOWER OVER BATH**

Harbour Properties

150B Lytham Road, Warton, Preston, PR4 1XE

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Website: <http://www.harbourproperties.co.uk>



Harbour Properties are delighted to advertise for sale, this spacious, four bedroom, mid-terrace house located in a sought after area of Blackpool. The property is ideally located close to local schools, shops and with easy access to both the town centre and motorway network. The property briefly comprises an entrance hallway, open plan large lounge with bay window and a spacious dining room / second reception room. It also benefits from a downstairs WC and utility room, modern fitted kitchen, three large double bedrooms, one large single bedroom and a family bathroom. The property also boasts a private rear yard, gas central heating with combi boiler and double glazed windows throughout. The property is freehold with no onward chain.

ENTRANCE HALL 4.73m x 1.00m (15' 6" x 3' 3")

UPVC front door leading to long hallway, with access to lounge, diner and upstairs.

LOUNGE 4.87m x 2.50m (16' x 8' 2")

Spacious lounge to the front of the property, which comes open plan with diner/second reception room. Comes with large bay window giving ample light.

DINING ROOM 4.83m x 3.69m (190' 2" x 145' 3")

Dining room or second reception located to the middle of the property which is open plan with the lounge. The room includes an under stairs storage cupboard.

DOWNSTAIRS WC & UTILITY 2.02m x 1.71m (79' 6" x 67' 4")

Downstairs WC includes toilet and utility work top with space and plumbing for washer and dryer.

KITCHEN 5.78m x 3.31m (19' x 10' 10")

Fitted kitchen with wooden wall and base units and work tops, includes space for appliances, oven, grill, four ring gas hob, part tiled walls, combi boiler and vinyl flooring. Door leading to rear garden.

BEDROOM ONE 3.35m x 3.00m (11' x 9' 10")

Good sized double bedroom with carpet to the rear of the property.

BEDROOM TWO 4.19m x 3.06m (13' 9" x 10')

Second good size double bedroom with carpet, located to the middle of the property.

BEDROOM THREE 3.09m x 3.94m (10' 2" x 12' 11")

Third double bedroom with carpet to the front of the property.

BEDROOM FOUR 3.29m x 1.74m (10' 10" x 5' 9")

Fourth bedroom is a small double or large single bedroom to the front of the property.

BATHROOM 2.29m x 1.76m (7' 6" x 5' 9")

Modern family bathroom with vinyl flooring, includes WC, basin and mains shower over bath with shower screen.

OUTSIDE

To the front of the property is a small gravelled area. To the rear is a private yard with rear access.

Disclaimer

At Harbour Properties we make our advertisements as accurate as we can, however complete correctness cannot be guaranteed and any information provided, including measurements and any leasehold fees, should be used as a guideline only. All details provided in this advert should be excluded from any contract. Please note no appliances, electrics, drains, plumbing, heating or anything else have been tested by Harbour Properties. All purchasers are recommended to carry out their own investigations before completing a purchase.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Address: 6, Eccleston Road, FY1 6NH

