



Estate Agents and Valuers

**‘ ON A GOOD CORNER PLOT ‘**



**117 GRASMERE ROAD BLACKPOOL FY1 5NQ**  
**PRICE £149,950**

- . HANDSOME CORNER SITED BAY FRONTED SEMI DETACHED
- . 3 BEDROOMS & 2 RECEPTIONS
- . UPVC DOUBLE GLAZING & GAS CENTRAL HEATING
- . GARDENS TO FRONT & SIDE
- . DRIVEWAY & GARAGE

**DESCRIPTION** Grasmere Road is a handsome bay fronted semi detached home occupying a generous corner plot, complete with a driveway and garage. The property offers well proportioned accommodation including three bedrooms, two reception rooms, a bathroom and a kitchen, fitted with beech style units. Ideally suited as a first time buy, the home combines character with practicality and is conveniently located for easy access to Blackpool town centre and the motorway network.

**LOCATION** Proceeding out of Blackpool along Park Road to the traffic lights with Bloomfield Road and turn right. The property corners Grasmere Road and Bloomfield Road.



**117 GRASMERE ROAD BLACKPOOL**

**The accommodation comprises:-**

**ON THE GROUND FLOOR**

**ENTRANCE HALL** UPVC double glazed door, radiator, stairs, understairs storage cupboard.

**LOUNGE** 15'6 X 12'9. UPVC double glazed window, radiator, Inglenook fireplace with two UPVC double glazed windows.

**DINING ROOM** 19'0 X 13'6. UPVC double glazed window, Inglenook fireplace with two UPVC double glazed windows.

**KITCHEN** 12'7 X 5'4. Fitted with a range of beech laminate base units and worktops with bevelled edges incorporating a single bowl single drainer, stainless steel sink unit with mixer tap over, built in oven, hob and hood, plumbing for washing machine, tiled splashbacks, matching eye level cupboards, radiator, UPVC double glazed window and door.

**ON THE FIRST FLOOR**

**LANDING** Loft access with ladder.

**BEDROOM NO 1** 15'0 X 10'7. UPVC double glazed window, radiator.

**BEDROOM NO 2** 13'2 X 11'7. UPVC double glazed window, radiator.

**BEDROOM NO 3** 7'4 X 6'0. UPVC double glazed window, radiator.

**BATHROOM & W.C** Fitted with a four piece suite comprising step in shower cubicle, panelled bath, pedestal wash hand basin, W.C – low suite, part tiled walls, radiator, UPVC double glazed window.

**OUTSIDE**

**GARDENS TO FRONT & REAR**

**DRIVEWAY** Accessed via Bloomfield Road.

**GARAGE** Up and over and personal door, power and light connected.

**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.

**EPC RATING:- C**

**COUNCIL TAX BAND:- B**