

‘ OOOZING POTENTIAL ‘



62 KIPLING DRIVE MARTON BLACKPOOL FY3 9UB
PRICE £120,000 NO CHAIN

- . SEMI DETACHED HOUSE
- . 3 BEDROOMS
- . UPVC DOUBLE GLAZING & GAS CENTRAL HEATING
- . SHARED DRIVEWAY
- . GARAGE
- . SOUTH FACING GARDEN
- . REQUIRING SUPERFICIAL UPDATING

DESCRIPTION Situated in a sought after residential position just off Preston New Road, this semi detached family home enjoys excellent access to the motorway network and offers an exciting opportunity for buyers looking to create their ideal home. Requiring superficial updating, the accommodation comprises an entrance hall, comfortable lounge opening into a dining room, kitchen, first floor landing, three bedrooms and a bathroom with separate W.C. Outside, the property benefits from a shared driveway leading to a garage, while the sunny south facing rear garden provides the perfect space for relaxing and entertaining.

LOCATION Proceeding out of Blackpool along Preston New Road and go straight ahead at the traffic light junction near McDonalds. Turn left into Skelwith Road and at the end turn right into Kipling Drive.



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The accommodation comprises:-

ON THE GROUND FLOOR

ENTRANCE HALL UPVC double glazed door and window, radiator, stairs.

LOUNGE 12'7 X 10'10. UPVC double glazed window, radiator, fitted gas fire, open to:-

DINING ROOM 10'7 X 7'7. UPVC double glazed window, radiator.

KITCHEN 9'2 X 8'7. Fitted with a range of beech style base units and worktops with bevelled edges incorporating a 1 ½ bowl single drainer stainless steel sink unit with mixer tap over, built in oven, hob and hood, tiled splashbacks, matching eye level cupboards, Baxi boiler, plumbing for washing machine, radiator, UPVC double glazed window and door.

ON THE FIRST FLOOR

LANDING UPVC double glazed window, airing cupboard, loft access.

BEDROOM NO 1 12'2 X 9'1. UPVC double glazed window, radiator.

BEDROOM NO 2 9'10 X 9'2. UPVC double glazed window, radiator.

BEDROOM NO 3 8'7 X 6'0. UPVC double glazed window, radiator.

BATHROOM & W.C Panelled bath, pedestal wash and basin, W.C – low suite, part tiled walls, radiator, UPVC double glazed window.

OUTSIDE

GARDENS TO FRONT & REAR

SHARED DRIVEWAY

GARAGE Up and over and personal door.

TENURE Freehold.

COUNCIL TAX BAND:- B

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.