



**313 Park Road, Blackpool,  
FY1 6RW**

**£170,000**

**This Family Semi is nothing short of IMMACULATELY PRESENTED throughout, and offers nicely proportioned three Bedroom accommodation, including a contemporary Dining Kitchen which overlooks a beautiful Westerly facing rear garden. A credit to the current owners - needs to be seen**

- Lounge
- Modern Dining Kitchen
- Three Bedrooms
- Modern style Bathroom
- UPVC double glazing
- Gas central heating
- Gardens -Westerly facing rear
- Off street Parking



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**Hall:** Meter cupboard, Coved ceiling, Wood effect laminate flooring, Radiator.

**Lounge:** 14'8" x 11'0" (4.47 m x 3.35 m) Wall mounted fire, Coved ceiling, TV point, UPVC double glazed bay window, Radiator.

**Dining Kitchen:** 17'0" x 13'8" (5.18 m x 4.17 m) A range of modern fitted wall and base cupboard units with complementary work surfaces and matching breakfast bar, Split level oven and hob, Ceramic sink with mixer tap, Wood effect laminate flooring, TV point, UPVC double glazed door and window.



### First Floor:

**Landing:** Loft access, UPVC double glazed window to side with stained glass and leaded details.

**Loft:** Pull down ladder to boarded loft.

**Bedroom 1:** 14'8" x 10'6" (4.47 m x 3.20 m) UPVC double glazed bay window, Radiator.



**Bedroom 2:** 13'10" x 10'6" (4.22 m x 3.20 m) Modern fitted sliding front wardrobes, UPVC double glazed window, Radiator.



**Bedroom 3:** 7'7" x 6'3" (2.31 m x 1.90 m) UPVC double glazed window, Radiator.

**Bathroom:** Modern style three piece bathroom suite comprising; Panelled bath with shower over, Wash basin, WC, Tiled splash back and tiled floor, UPVC double glazed windows, Radiator.

### Outside:

**Front:** Laid to pattern imprinted concrete.

**Rear:** A combination of lawn, gravel and timber deck areas with established borders, Brick built outhouse with plumbing for washing machine and power, ideal for utility room.

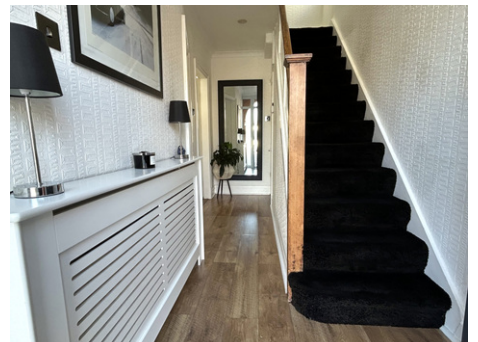
**Parking:** Off street parking to front.



**Heating:** Gas central heating (NOT TESTED).

**Tenure:** We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

**Council Tax:** Band - B £1954.73 (2026/27)



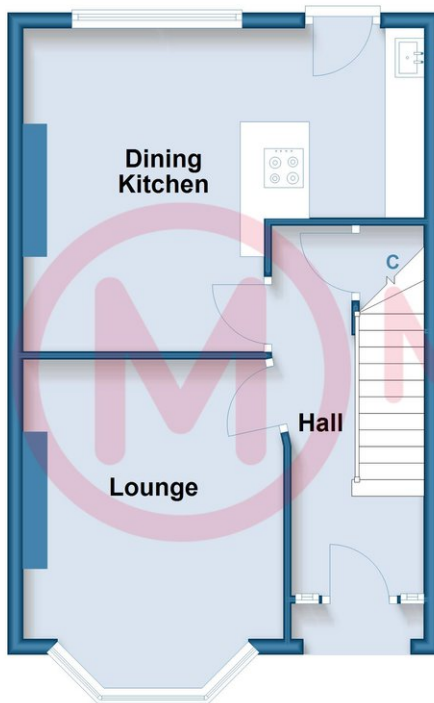
**Directions:** Travel south along Whitegate Drive, turn right at the first set of traffic lights into Hornby Road. At the next set of traffic lights turn left into Park Road.

**General Disclaimer:** Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

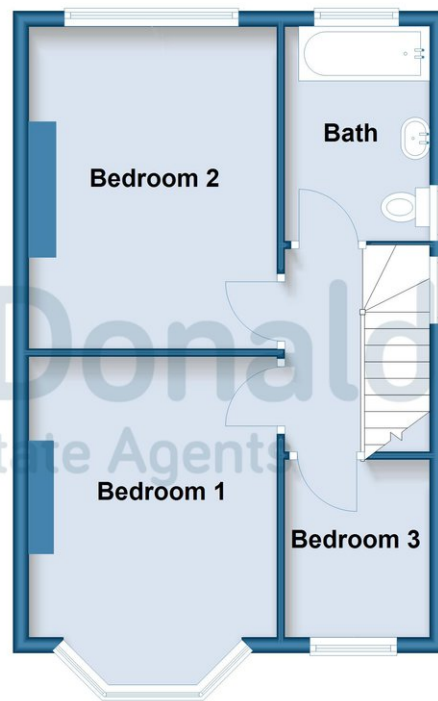
**Photography:** Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	71	77
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

**Ground Floor**



**First Floor**



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Plan produced using PlanUp.

**Park Road**

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