

‘ SUPER FIRST TIME BUY ‘



63 ASCOT ROAD BLACKPOOL FY3 8DF
PRICE £149,995

- . WELL PRESENTED SEMI DETACHED**
- . 3 BEDROOMS & 2 RECEPTIONS**
- . UPVC DOUBLE GLAZING & GAS CENTRAL HEATING**
- . GARDENS**
- . OFF STREET PARKING**

DESCRIPTION A well-presented semi-detached home, conveniently situated within easy walking distance of Blackpool Victoria Hospital, Stanley Park and Blackpool town centre. Ideal for a first time buyer, the accommodation comprises an entrance hall, lounge, dining room and a modern kitchen fitted with stylish gloss grey units. To the first floor are three bedrooms, a bathroom and a separate WC. Outside, the front provides tarmac off – street parking, while the split level rear garden features paved and timber – decked patio areas, together with a large storage shed.

LOCATION Proceeding out of Blackpool along Newton Drive and Ascot Road is the last turning on the left before the traffic light junction with Beech Avenue.



63 ASCOT ROAD, BLACKPOOL

The accommodation comprises:-

ON THE GROUND FLOOR

ENTRANCE HALL Radiator, laminate floor, stairs and understairs storage cupboard.

LOUNGE 14'4 X 11'8. UPVC double glazed window, radiator, laminate floor and living flame effect gas fire.

DINING ROOM 9 X 8. UPVC double glazed window, radiator and laminate floor.

KITCHEN 8'4 X 7'5. Fitted with a modern range of grey gloss base units and worktops with bevelled edges incorporating a single bowl single drainer stainless steel sink unit with mixer tap over, plumbing for washing machine, part tiled walls, matching eye level cupboards, ceramic tiled floor and UPVC double glazed window and door.

ON THE FIRST FLOOR

LANDING UPVC double glazed window and loft access.

BEDROOM NO 1 11'8 X 8'5.(Plus Wardrobe) UPVC double glazed window, radiator and fitted wardrobe.

BEDROOM NO 2 11'9 X 9'6. UPVC double glazed window and radiator.

BEDROOM NO 3 6'10 X 6'10. UPVC double glazed window and radiator.

BATHROOM Fitted with a panelled bath with shower over, vanity sink unit, ceramic tiled walls, heated chrome style ladder towel rail and UPVC double glazed window.

SEPARATE WC WC – Low suite, ceramic tiled walls and UPVC double glazed window.

OUTSIDE

OFF STREET PARKING

SPLIT LEVEL REAR GARDEN

TENURE Freehold.

SERVICES All mains services & drainage connected – gas central heating

VIEWINGS Only by prior appointment through Duncan Raistrick Estate Agents. Tel:- 01253 751791 – open 7 days a week.

COUNCIL TAX BAND:-B

EPC:- D