



Estate Agents and Valuers

' IT'S A STUNNER! '



45 REGENT ROAD BLACKPOOL FY1 4NB
PRICE £160,000

- . **TRADITIONAL BAY FRONTED GARDEN TERRACE**
- . **FOUR BEDROOMS PLUS STUDY & TWO BATHROOMS**
- . **MODERN KITCHEN**
- . **UPVC DOUBLE GLAZING & GAS CENTRAL HEATING**
- . **GARDENS & BALCONY**
- . **QUALITY FITTINGS THROUGHOUT**
- . **TOWER VIEWS**

DESCRIPTION Regent Road is an immaculately presented bay fronted garden terrace, ideally situated just a short walk from Blackpool town centre and the promenade. Packed with quality fittings throughout, this versatile home offers spacious accommodation including four bedrooms, one of which is conveniently located on the ground floor, two stylish bathrooms and a useful office, making it ideal, for modern family living or those working from home. The property benefits from UPVC double glazing and gas central heating, while to the rear a balcony enjoys a sunny westerly aspect, perfect for relaxing outdoors. There is also an enclosed courtyard garden with composite decking and feature lighting, creating a superb low maintenance entertaining space. Currently arranged with an upstairs lounge, the property would particularly suit a two generation family living, and internal viewing is a genuine pleasure.

LOCATION Walking from Church Street turn right into South King Street. At the end turn left into Albert Road and Regent Road is on the right.



45 REGENT ROAD BLACKPOOL

The accommodation comprises:-

ON THE GROUND FLOOR

ENTRANCE VESTIBULE Composite door.

ENTRANCE HALL Stairs, radiator.

LOUNGE 16'6 X 11'10. UPVC double glazed door, electric fire, radiator.

DINING KITCHEN 14'9 X 11'10. Fitted with a modern range of white gloss style base units and worktops with bevelled edges incorporating a single bowl single drainer ceramic sink unit with mixer tap over, plumbing for dishwasher, electric cooker point, extractor hood, part tiled walls, matching eye level cupboards, radiator, UPVC double glazed window.

GROUND FLOOR BEDROOM 9'10 X 8'7. UPVC double glazed window, radiator, walk in cupboard.

EN SUITE Shower cubicle, pedestal wash hand basin, panelled bath, vanity sink unit, W.C – low suite, tiled walls and floor, heated chrome style ladder towel rail, UPVC double glazed window.

ON THE FIRST FLOOR

LANDING With feature LED lighting to the ceiling, radiator.

UTILITY CUPBOARD Plumbing for washing machine.

BEDROOM NO 1 (CURRENTLY USED AS A SECOND LOUNGE). 14'2 X 9'2. UPVC double glazed window, radiator, loft access via a Slingsby ladder to a boarded loft space, steps down to:-

OFFICE 8'10 X 8'7. New UPVC double glazed door to balcony, radiator, cupboard housing Wieman combi boiler.

BALCONY Composite decking, feature lighting, power and water connected.

BEDROOM 13'2 X 8'4. UPVC double glazed window, radiator.

BEDROOM 10'7 X 6'8. UPVC double glazed window, radiator.

SHOWER ROOM & W.C Shower cubicle, wash hand basin, W.C – low suite, ceramic tiled floor and walls.

OUTSIDE

FRONT GARDEN WITH COMPOSITE DECKING

ENCLOSED REAR GARDEN West facing with composite decking, lighting and water.

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.

COUNCIL TAX BAND:- B