



12 EPSOM ROAD, THORNTON-CLEVELEYS, FY5 3HS

£129,950



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POPULAR RESIDENTIAL POSITION/ NO CHAIN Three-bedroom semi-detached house occupying a pleasant and convenient residential position. The property does require general renovation providing an excellent opportunity and with no chain. The accommodation briefly comprises; three bedrooms, through lounge and dining area and separate kitchen. Front and rear gardens and garage. Gas central heating and Upvc double-glazing throughout, offering excellent potential and early viewing is highly advised. Sold as seen.



LOCATION: The property is situated close to the Amoundeness Way and off Anchorshomle Lane and East Pine Drive. Close to local amenities, Morrisons superstore and good local schools (SAT NAV FY5 3HS).

STYLE: Three-bedroom, semi-detached home.

CONDITION: The property does require updating throughout but presents great potential and a blank canvas.

ACCOMMODATION: Ground Floor; entrance hallway with staircase leading off. Good size through lounge and dining room with patio sliding doors out to the rear. Fitted separate kitchen with additional rear door. First Floor; landing area, three bedrooms and bathroom w.c.

OUTSIDE: Good size gardens, the front with lawn and borders, side tarmac driveway providing access to the back garden and garage. The rear has a decked patio seating area with lawn and borders.

SERVICES: All main services are connected, gas central heating and Upvc double-glazing. **NB: No appliances or utilities have been tested.**

COUNCIL TAX: The property is listed as Council Tax Band C. (Blackpool Council).

TENURE: We are advised the tenure of the property is freehold.

VIEWINGS: By appointment through the agent's office.

EPC: Rated C