

Road Map



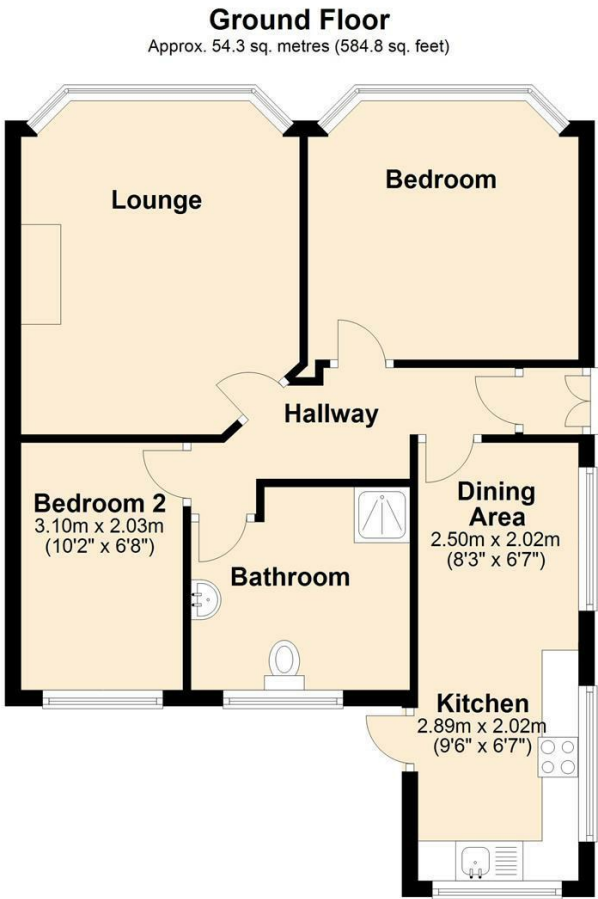
Hybrid Map



Terrain Map



Floor Plan

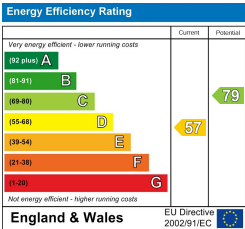


Viewings

Please contact our iMove Sales & Lettings Office on 01253 883311 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



135 Poulton Road

, Blackpool, FY3 7JJ

Offers In The Region Of £190,000  2  1  1  D



**imove**  
SALES & LETTINGS

Make your next move with... imove

Call us now on **01253 883311**  
hello@imovetoday.co.uk





# 135 Poulton Road

, Blackpool, FY3 7JJ

## Offers In The Region Of £190,000



central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm moveable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

### Introduction

This stunning property has been renovated throughout and is walk in ready. An ideal suggestion for anyone that requires one level living, stylish decor and easy access to all amenities and transport links. Viewing are highly recommended.

### Hallway

Double doors to side providing access. Bright and spacious hallway providing access to all rooms. Loft access. Herring bone style laminate throughout.

### Lounge

12'3" x 9'10"

UPVC double glazed bay window to front. Glass fronted electric fire to wall. Carpet, ceiling lights and radiator.

### Bedroom One

10'9" x 9'2"

UPVC double glazed bay window to front. Carpet, ceiling lights and radiator.

### Bedroom Two

10'2" x 6'7"

UPVC double glazed window to rear. Carpet, ceiling lights and radiator.

### Bathroom

9'0" x 8'4"

UPVC double glazed opaque window to rear. Three piece bathroom suite comprising; walk in twin shower cubicle with rainfall shower above and fitted glass partition, pedestal wash hand basin and low flush WC. Tiled wall, vinyl floors, towel heater and ceiling lights

### Kitchen/Diner

17'8" x 6'7"

UPVC double glazed windows to side and rear. UPVC door to side leading to rear garden. Shaker style kitchen comprising wall and base units with complimentary butcher block style worktop above. Stainless steel sink unit. Ceramic electric hob with extractor fan above and electric oven beneath. Herring bone style laminate throughout, ceiling light and radiator.

### Loft

Converted loft with Velux Skylight, heating power and lighting. Access from collapsible ladder to hallway

### Front Exterior

Sloped drive providing off road parking and access to garage. Established raised front garden with lawn, stepped pathway and established shrubs and bushes.

### Rear Exterior

Low maintenance paved rear garden

### Further Information

Tenure - Freehold

Council Tax Band - D - Blackpool Borough Council

EPC Rating - D

### agents disclaimer

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas

