



- Four Bedroom Detached Home with Granny Annex
- Ground Floor WC, Three Reception Rooms
- Dining Kitchen, Utility Room / Boot Room
- Four Spacious Bedrooms, Four Piece Family Bathroom

**Lancaster Road, Blackpool, FY3**

**Offers In Excess Of £300,000**

BUILT IN THE EARLY 1900'S AS A FARMHOUSE THIS HOME HAS BEEN COMPLETELY ALTERED OVER THE YEARS TO BOAST A TRUE FAMILY HOME - GF WC - THREE RECEPTION ROOMS - KITCHEN DINER - UTILITY / BOOT ROOM - FOUR BEDROOMS - FAMILY BATHROOM - FANTASTIC SIZED REAR GARDEN - AMPLE OFF-STREET PARKING - GARAGE - ANNEX WITH LOUNGE/KITCHEN, BEDROOM & SHOWER ROOM



## Property Description

### ENTRANCE VESTIBULE

Door in with door into entrance hall.

### ENTRANCE HALL

Wood flooring, radiator and stairs to first floor.

### GROUND FLOOR WC

A two piece suite comprising of low flush WC and pedestal wash hand basin. Tiled flooring double glazed window to side.

### LOUNGE

15' 11" x 11' 8" (4.86m x 3.57m) Double glazed bay window to front and window to side, fitted carpet, radiator and feature coal fire.

### DINING ROOM

16' 1" x 11' 9" (4.91m x 3.60m) Double glazed bay window to front, wood flooring and carpet.

### LIVING ROOM

14' 11" x 13' 10" (4.56m x 4.24m) Double glazed window to side, wood flooring, radiator and grand feature multi burning stove on a tiled base with wooden lintel.

### KITCHEN DINING ROOM

23' 9" x 8' 5" (7.26m x 2.58m) A range of wall and base units with complimentary work surfaces over, inset 1.5 sink unit with mixer tap and drainer, 5 ring gas hob with extractor over, eye level double oven grill, integrated fridge freezer and dishwasher.. Two double glazed windows to side and one to rear and wood flooring. Door into;

### UTILITY ROOM

8' 11" x 12' 0" (2.72m x 3.67m) Double glazed window to rear and side, tiled flooring and plumbing for washing machine and space for drier.





#### LANDING

Double glazed feature window to side, fitted carpet and access to all rooms.

#### BEDROOM ONE

15' 0" x 13' 10" (4.58m x 4.22m) Two double glazed windows to rear, fitted carpet and radiator.

#### BEDROOM TWO

10' 7" x 10' 3" (3.24m x 3.14m) Double glazed window to front, fitted carpet and radiator.

#### BEDROOM THREE

12' 9" x 11' 0" (3.90m x 3.37m) Double glazed window to front, fitted carpet and radiator.

#### BEDROOM FOUR

5' 11" x 8' 1" (1.81m x 2.47m) Double glazed window to side, laminate flooring and radiator.

#### BATHROOM

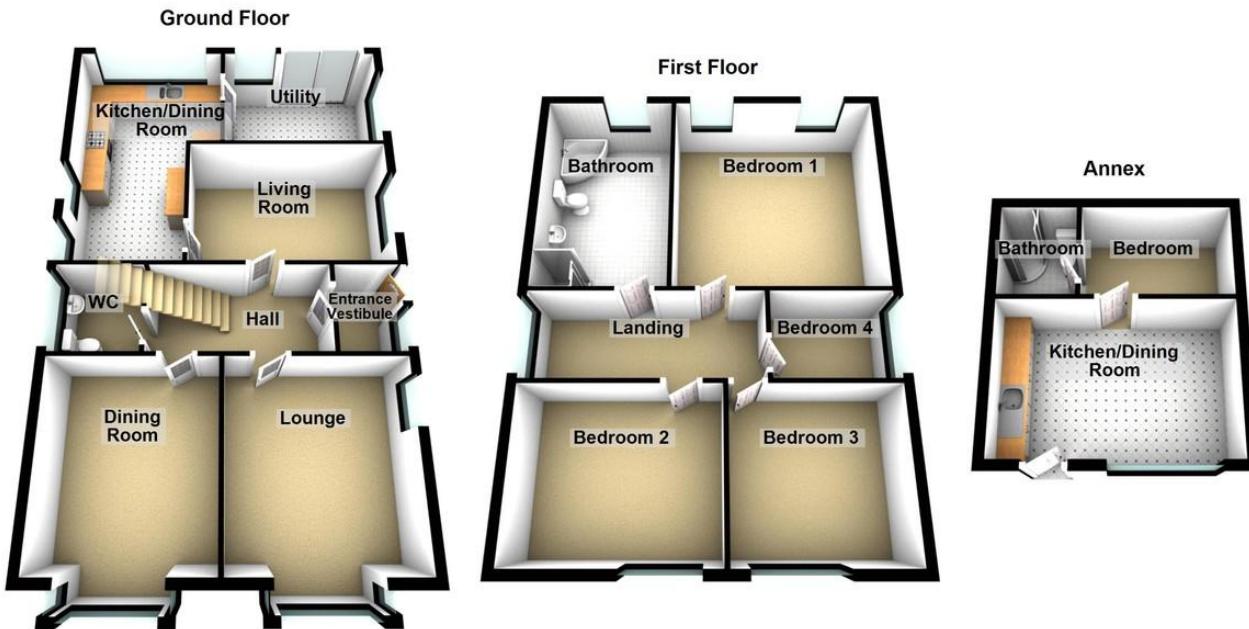
A four piece suite comprising of low flush WC, pedestal wash hand basin with inbuilt storage below, double shower cubicle with waterfall shower over and corner bath with hand held shower attachment. Tiled flooring, feature heated chrome towel radiator, integrated wardrobe and double glazed opaque window to rear.

#### EXTERIOR FRONT

To the front of the property is a paved return drive and wide side drive giving access to a large brick detached garage at the rear. Ample parking is on offer to both front and down the side.

#### EXTERIOR REAR

Stretching to approx. 100ft comprising mainly of a large laid to lawn area with fish pond and mature tree and shrub borders.



## ANNEX

### DINING KITCHEN LOUNGE

9' 5" x 14' 4" (2.88m x 4.38m) Double glazed window to front, vinyl flooring and a wall and base units with work surfaces over and inset 1.5 sink unit with mixer tap and drainer.

### BEDROOM

5' 10" x 8' 3" (1.80m x 2.53m) Vinyl flooring and access to;

### SHOWER ROOM

5' 10" x 5' 10" (1.80m x 1.80m) A three piece suite comprising of low flush WC, pedestal wash hand basin and corner shower cubicle with electric shower over. Tiled flooring and heated chrome towel rail.

Awaiting EPC