



46 Coleridge Road

Blackpool, FY1 3SD

- **Spacious traditional terraced house**
- **Three bedrooms**
- **Two reception rooms**
- **Gas central heated**

£85,000

EPC Rating 'TBC'



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Property Description

Spacious three bedroom mid terraced house situated in a popular location close to local schools, shops and the town centre.

Accommodation briefly comprising entrance hall, two separate reception rooms, kitchen, three good sized bedrooms, bathroom and separate wc. The property also benefits from double glazing, gas central heating and enclosed garden areas to the front and rear.



ENTRANCE HALL

UPVC double glazed entrance door. Meter cupboard. Inner door to hallway.

ENTRANCE HALL

Central heating radiator. Stairs to first floor accommodation.

LOUNGE

14' 1" x 12' 0" (4.30m x 3.66m) (into bay) Double glazed bay window to the front elevation. Central heating radiator.

DINING ROOM

12' 6" x 12' 6" (3.83m x 3.82m) Double glazed window to rear. Gas fire with back boiler. Under stairs storage cupboard.

KITCHEN

8' 7" x 7' 9" (2.63m x 2.37m) Range of fitted wall and base units with work surfaces. Tiled splashbacks. Stainless steel sink unit. Plumbed for an automatic washing machine. Double glazed window. Storage cupboard. UPVC double glazed door leading to rear garden.

STAIRS AND LANDING

BEDROOM ONE

14' 2" x 9' 7" (4.32 m x 2.94m) (into bay) Double glazed bay window to the front elevation. Central heating radiator.

BEDROOM TWO

12' 6" x 9' 7" (3.83m x 2.93m) Double glazed window to the rear. Built-in storage cupboard housing water tank. Central heating radiator.

BEDROOM 3

8' 3" x 5' 8" (2.53m x 1.75m) Double glazed window.

BATHROOM

Panelled bath with shower over. Pedestal wash basin. Double glazed window. Central heating radiator.

SEPARATE WC

Double glazed window. Low flush wc.

GARDEN AREAS

Enclosed garden areas to the front and rear.



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