



40 Fitzroy Road

Blackpool, FY2 0RL

- **3 BED SEMI DETACHED**
- **GAS CENTRAL HEATING / DOUBLE GLAZED**
- **GOOD RESIDENTIAL AREA OF BISPHAM**
- **GOOD SIZED FAMILY HOME**

£695 pcm

EPC Rating 'TBC'





Property Description

LOUNGE

3' 90" x 3' 79" (3.2m x 2.92m) LOUNGE WITH
DG WINDOW AND RADIATOR

DINING KITCHEN

5' 83" x 3' 02" (3.63m x 0.97m) DINING
KITCHEN
KITCHEN COMPRISES OF RANGE WALL AND
BASE UNITS, DOUBLE GLAZED WITH RADIATOR

UTILITY ROOM

1.42' 2" x 43' (0.36m x 13.11m) PLUMBED FOR
WASHING MACHINE

FRONT DOUBLE BEDROOM

3' 35" x 3' 85" (1.8m x 3.07m) DOUBLE
BEDROOM WITH RADIATOR AND DOUBLE
GLAZED WINDOW



FRONT SINGLE BEDROOM

2' 39" x 2' 98" (1.6m x 3.1m) DOUBLE GLAZED WINDOW
RADIATOR

REAR DOUBLE BEDROOM

3' 03" x 3' 33" (0.99m x 1.75m) DOUBLE GLAZED WINDOW
RADIATOR

TOILET

0' 75" x 1' 70" (1.91m x 2.08m) TILED WALLS, WC



BATHROOM

1' 56" x 1' 56" (1.73m x 1.73m) BATH WITH SHOWER OVER, WASH HAND BASIN
DOUBLE GLAZED





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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements