



## Lindale Gardens, South Shore

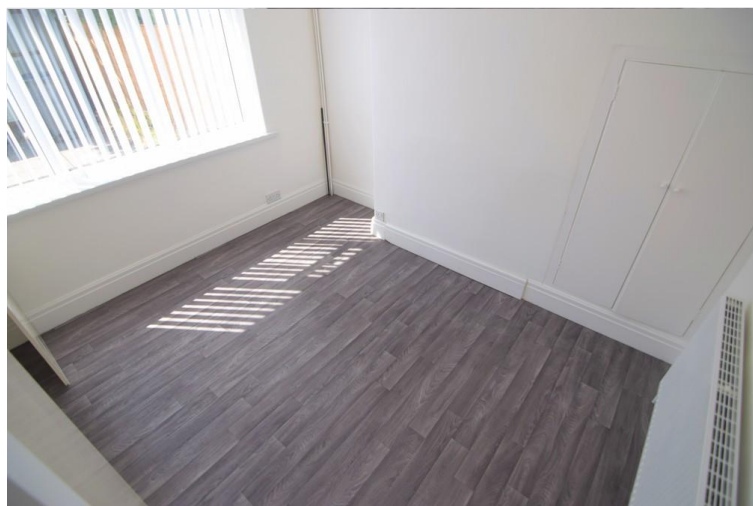
Blackpool, FY4 3PH

- **IMMACULATE 3 BEDROOM MID TERRACED HOUSE**
- **DINING ROOM OPEN TO KITCHEN**
- **UTILITY ROOM**
- **GOOD SIZE ENCLOSED REAR GARDEN**

**£700 pcm**

EPC Rating '49'





## Property Description

**Immaculate three bedroom mid terraced house, situated in a popular location close to schools, supermarkets, transport links and other local amenities.**

**Accommodation comprising porch, entrance hallway, lounge, dining room open to kitchen, rear porch, three first floor bedrooms (one with fitted wardrobes) and shower room. Externally with easily maintained gardens to the front and rear. The property has recently been decorated and have new flooring fitted throughout.**

**Available now. 1 months rent in advance and 5 weeks rent as deposit. Reposit scheme available.**





#### PORCH

Double glazed windows to the front and side. Double glazed exterior doors.

#### ENTRANCE HALL

Double glazed exterior door. Meter cupboard. Central heating radiator. Under stairs storage cupboard. Stairs to the first floor.

#### LOUNGE

11' 52" x 10' 93" (4.67m x 5.41m) Double glazed bay window to the front. Central heating radiator.

#### DINING ROOM

10' 27" x 8' 27" (3.73m x 3.12m) Double glazed window to the rear. Central heating radiator. Built in storage cupboard. Open to kitchen.

#### KITCHEN

8' 38" x 7' 61" (3.4m x 3.68m) A range of fitted wall and base units with complementary work surfaces. One and half bowl stainless steel sink unit with mixer tap. Tiled splash backs. Freestanding gas cooker. Plumbed for washing machine. Double glazed window and door into rear porch.

#### REAR PORCH

Double glazed windows to the side and rear. Double glazed exterior door.

#### STAIRS

Loft access.

#### BEDROOM 1

11' 80" x 8' 40" (5.38m x 3.45m) Double glazed bay window to the front. Built in wardrobes. Central heating radiator.

#### BEDROOM 2

10' 51" x 10' 29" (4.34m x 3.78m) Double glazed window to the rear. Central heating radiator.

#### BEDROOM 3

6' 38" x 5' 56" (2.79m x 2.95m) Double glazed window to the front. Central heating radiator.

#### SHOWER ROOM

5' 66" x 5' 55" (3.2m x 2.92m) Three piece suite comprising shower cubicle, low flush wc and pedestal wash hand basin. PVC panelled walls. Central heating radiator. Built in storage.


#### GARDENS

Enclosed paved garden to the rear with





outhouse/shed. Artificial lawn and paved garden to the front.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		→
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	←	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b> <small>EU Directive 2002/91/EC</small> 		

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