



## Ellesmere Road, Marton

Blackpool, FY4 3DJ

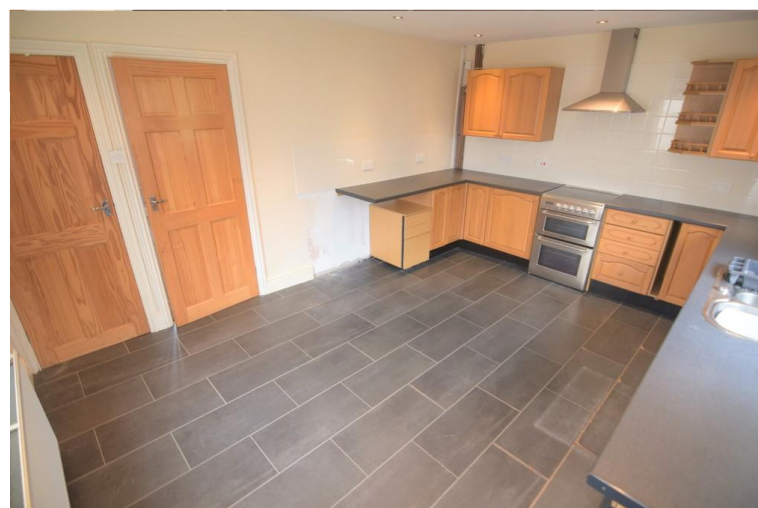
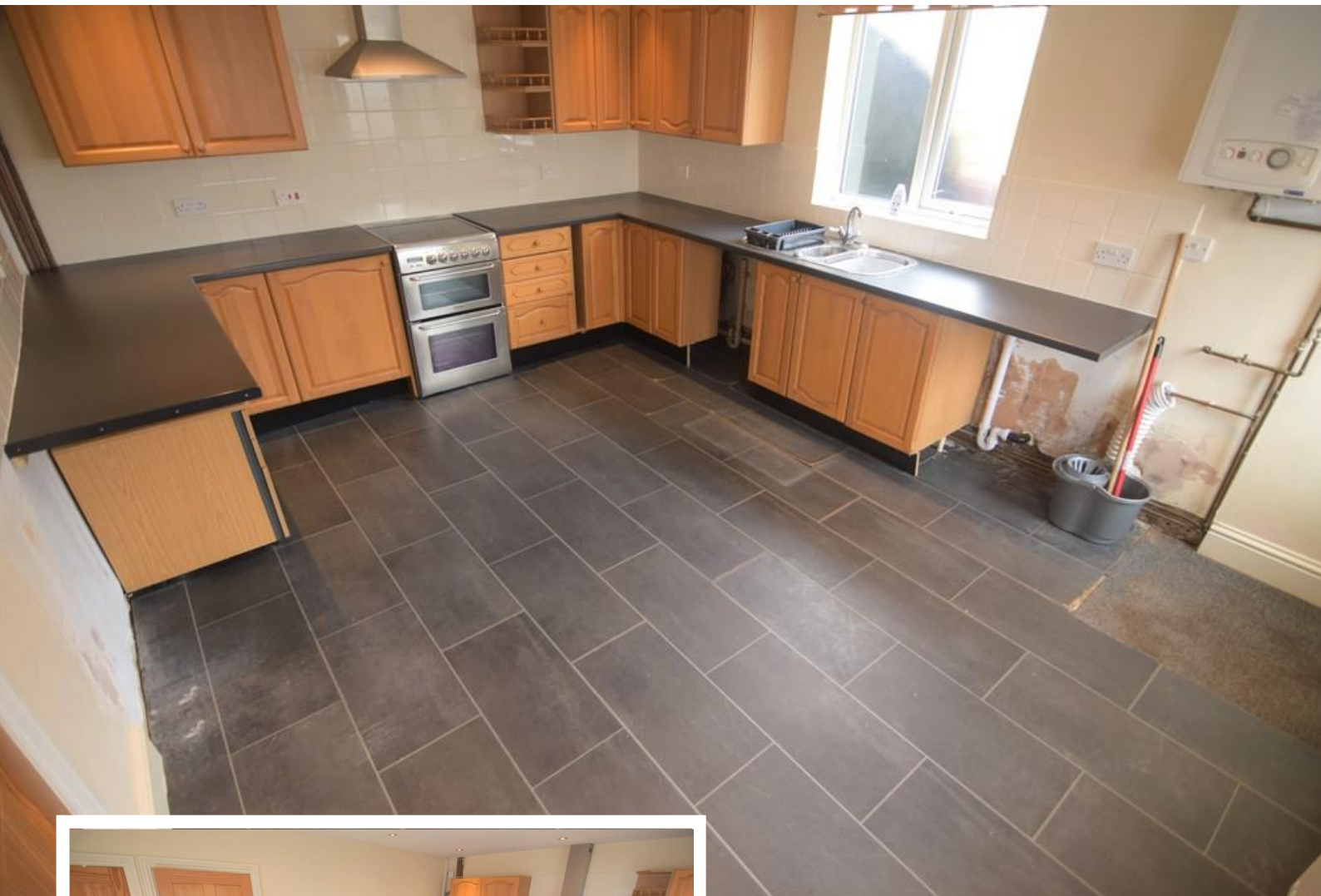
- **Deceptively spacious semi detached house**
- **Two double bedrooms**
- **Large dining kitchen, good size gardens**
- **Gas central heating & double glazing**

**£105,000**

EPC Rating '64'



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## Property Description

**Deceptively spacious two bedroom semi detached house situated on a good sized plot in a popular residential location close to local shops, schools and bus routes.**

**The accommodation briefly comprises entrance hall, lounge, dining kitchen, two double bedrooms and a four piece family bathroom. The property also benefits from gas central heating, double glazing and no chain involved.**

**Ideal first time buy or rental investment. Council tax band A.**



#### ENTRANCE HALL

Stairs leading to the first floor.

#### LOUNGE

14' 81" x 12' 57" (6.32m x 5.11m) Double glazed bay window to the front elevation. Central heating radiator.

#### DINING KITCHEN

15' 54" x 12' 01" (5.94m x 3.68m) Range of fitted wall and base units with complementary work surfaces. One and a half bowl stainless steel sink unit. Stainless steel extractor hood. Tiled splashbacks, Spotlights to ceiling. Central heating boiler. Two double glazed windows. Double glazed door. Central heating radiator. Understairs storage cupboard.



#### STAIRS AND LANDING

Loft access. Storage area. Central heating radiator.

#### BEDROOM ONE

15' 30" x 11' 68" (5.33m x 5.08m) Double glazed window to the front elevation. Central heating radiator.

#### BEDROOM TWO

11' 92" x 9' 02" (5.69m x 2.79m) Double glazed window to the rear. Central heating radiator.



#### BATHROOM

9' 15" x 6' 07" (3.12m x 2.01m) Four piece bathroom suite comprising corner shower cubicle, bath, low flush wc and pedestal wash hand basin. Chrome heated towel rail. Complimentary tiled walls. Spotlights. Double glazed window to the rear. Extractor fan. Underfloor heating.

#### GARDENS

Good size enclosed garden areas to both the front and side.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	54	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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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 and 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