

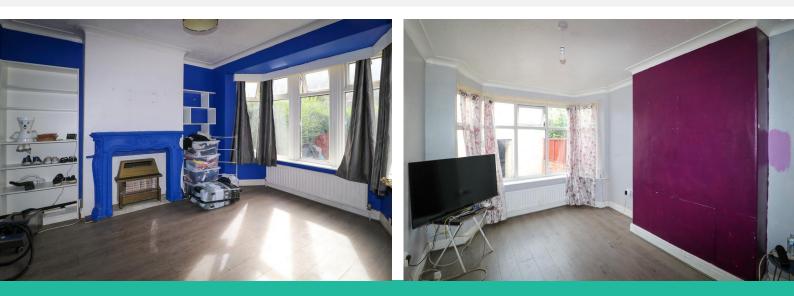


# 54 Preston Old Road, Marton

Blackpool, FY3 9PR

- Traditional 3 bed semi detached house
- Two reception rooms, large kitchen
- Gas central heating, majority double glazed
- Drive, double garage, no chain involved

**£119,950** EPC Rating 'TBC'



# 54 Preston Old Road, Blackpool, FY3 9PR







# Property Description

A traditional bay fronted semi detached house situated in a much sought after residential location within easy reach of the award winning Stanley Park.

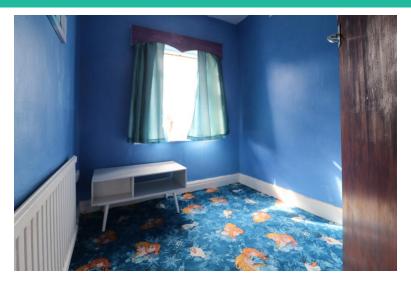
The accommodation briefly comprises, vestibule, hall, lounge, dining room, kitchen, three bedrooms, bathroom, separate WC. Double glazing, gas central heating, spacious corner plot, driveway, double garage.

No chain.

VESTIBULE Main entrance doors.

# HALLWAY

Radiator. Leaded glass door and side windows through to the vestibule. Stained leaded single glazed circular window.





# LOUNGE

13' 5" x 11' 6" (4.09m x 3.51m) Upvc double glazed b Upvc double glazed bay window, radiator, fireplace.

#### DINING ROOM

14' 4" x 10' 2" (4.37m x 3.1m) Upvc double glazed bay window, radiator.

# KITCHEN

19' 8" x 6' 11" (5.99m x 2.11m) Plus bay window space. Bay and picture windows, fitted units with a stainless steel sink, under stairs storage.

## BEDROOM

15' 0" x 10' 0" (4.57m x 3.05m) Upvc double glazed bay window, radiator.

#### BEDROOM

13' 4" x 10' 2" (4.06m x 3.1m) Upvc double glazed bay window, radiator.

#### BEDROOM

7' 10" x 7' 2" (2.39m x 2.18m) Upvc double glazed wind Upvc double glazed window, radiator.

## BATHROOM

7' 1" x 5' 7" (2.16m x 1.7m) Panelled bath with a shower over, pedestal wash hand basin, radiator, upvc double glazed window.

WC Low flush WC.

#### EXTERNAL

Occupying a substantial corner plot, mainly lawned with a hedge border to the front and side, concreted to the rear. Driveway parking to the rear leading to the garage.

Garage:  $16' 5'' \times 17' 0'' (5m \times 5.18m)$  Up and over door, power and lighting, personal access door through to the rear garden.

GROUND FLOOR 518 sq.ft. (48.2 sq.m.) appro





1ST FLOOR 434 sq.ft, (40.4 sq.m.) approx.

TOTAL FLOOR AREA : 953 sq.ft. (88.5 sq.m.) approx. For ilustrative purposes only. Decontive finishes, fistures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Media with Metropic @2004. %epcGraph\_c\_1\_325%

21 Caunce Street Blackpool Lancashire FY1 3LA www.moveholmes.co.uk 01253 928200 enquiries@moveholmes.co.uk 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