



## 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'





## 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 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 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" x 17' 0" (5m x 5.18m) Up and over door, power and lighting, personal access door through to the rear garden.



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TOTAL FLOOR AREA: 953 sq.ft. (88.5 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2022

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