



## Vicarage Lane, Marton

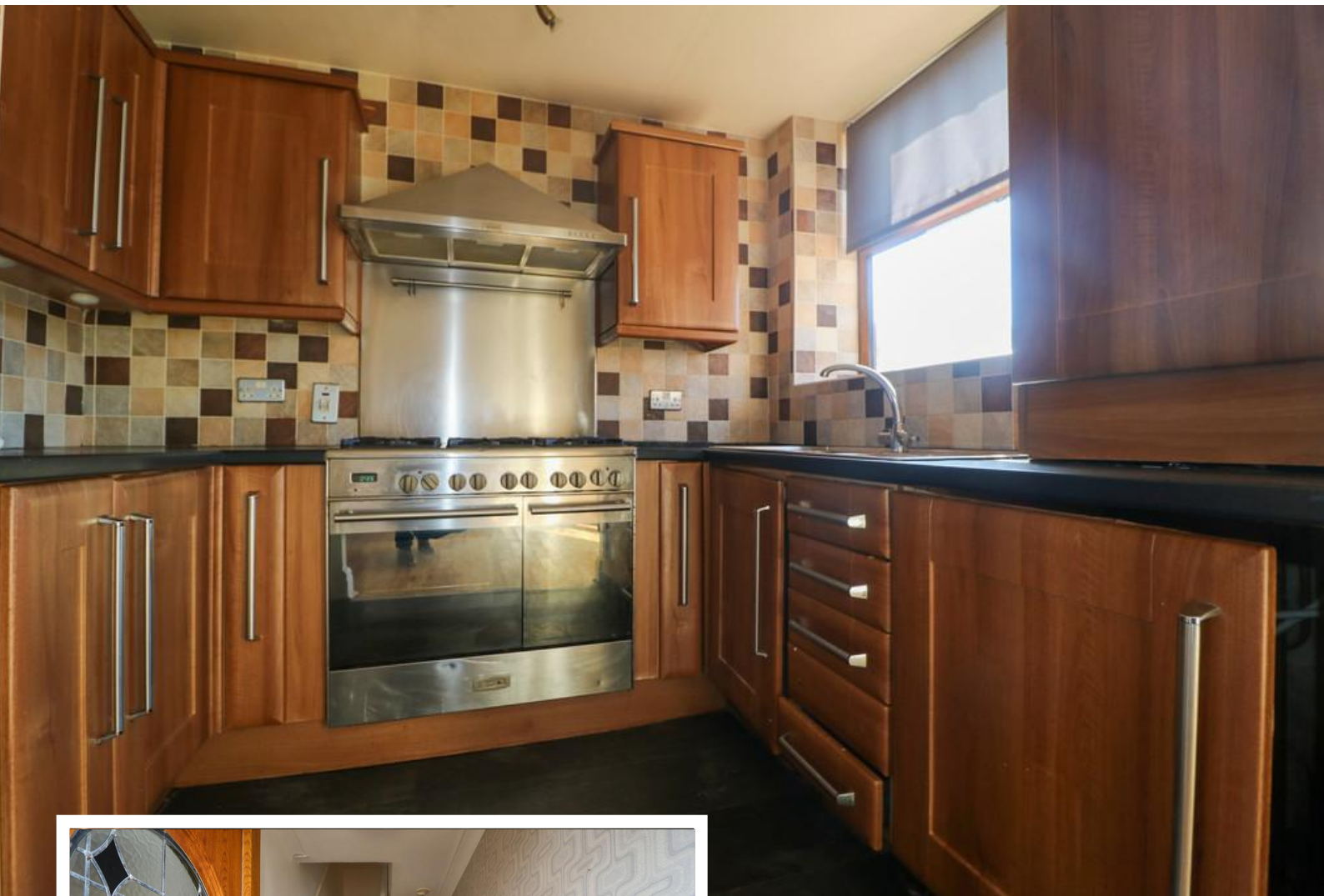
Blackpool, FY4 4EF

- **SUPERB 4 BEDROOM MID TERRACED HOUSE**
- **ARRANGED OVER 3 FLOORS**
- **EN SUITE SHOWER ROOM**
- **OFF ROAD PARKING**

**£139,950**

EPC Rating '62'





## Property Description

**A superb 3 storey garden terraced house offering very well presented and deceptively spacious accommodation benefitting from a dormer roof lift to the rear.**

**Internal viewing is highly recommended to fully appreciate the accommodation on offer which briefly comprises, hallway, lounge, dining room, open plan through to the fitted kitchen, four bedrooms, three to the first floor with a family bathroom and a large fourth bedroom to the second floor with an en-suite shower room. upvc double glazing, gas central heating, gardens front and rear, off street parking to the rear.**

**No chain involved.**



#### HALLWAY

Oak flooring, radiator.

#### LOUNGE

15' 2" x 10' 0" (4.62m x 3.05m) Oak flooring, radiator, upvc double glazed bay window.

#### DINING ROOM

12' 6" x 7' 5" (3.81m x 2.26m) Radiator, picture rail, upvc double glazed doors through to the rear garden, open plan through to the kitchen.

#### KITCHEN

8' 0" x 7' 0" (2.44m x 2.13m) Fitted wall and base units with complementary work surfaces, 1 1/2 bowl sink unit, range gas cooker, upvc double glazed window.

#### LANDING

With stairs leading off to the ground and second floors.

#### BEDROOM

12' 5" x 8' 8" (3.78m x 2.64m) Upvc double glazed window, radiator.

#### BEDROOM

12' 7" x 9' 6" (3.84m x 2.9m) Dado rail Dado rail, radiator, upvc double glazed window.

#### BEDROOM

7' 8" x 5' 8" (2.34m x 1.73m) Upvc double glazed window. Radiator.

#### BATHROOM

8' 3" x 4' 6" (2.51m x 1.37m) Large corner jacuzzi bath with shower attachment, glass vanity wash hand basin, low flush WC. Fully tiled walls, radiator, upvc double glazed window.

#### LANDING

Stairs leading down to the first floor, door through to bedroom.

#### BEDROOM

21' 4" x 9' 9" (6.5m x 2.97m) Upvc double glazed window, radiator.

#### ENSUITE

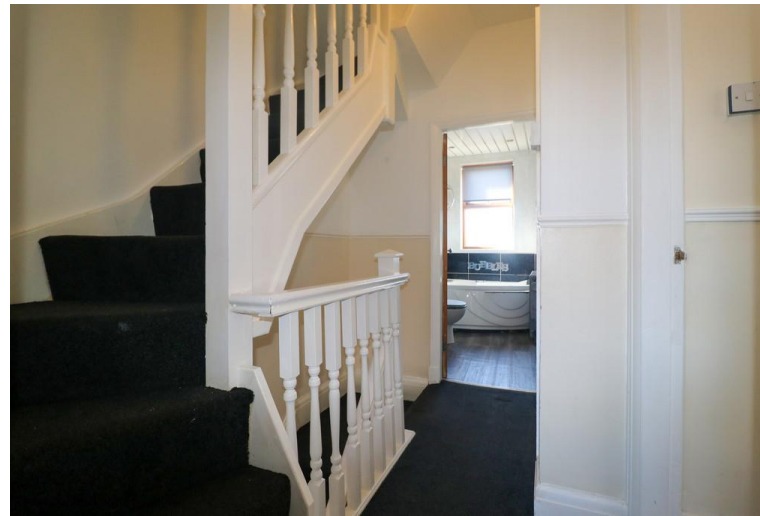
8' 11" x 5' 5" (2.72m x 1.65m) Corner shower enclosure, a glass vanity wash hand basin, low flush WC. Upvc double glazed window.





## GARDENS

Paved front garden with railings and gate, block paved gated rear garden with vehicle access for off street parking if required.



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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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	