



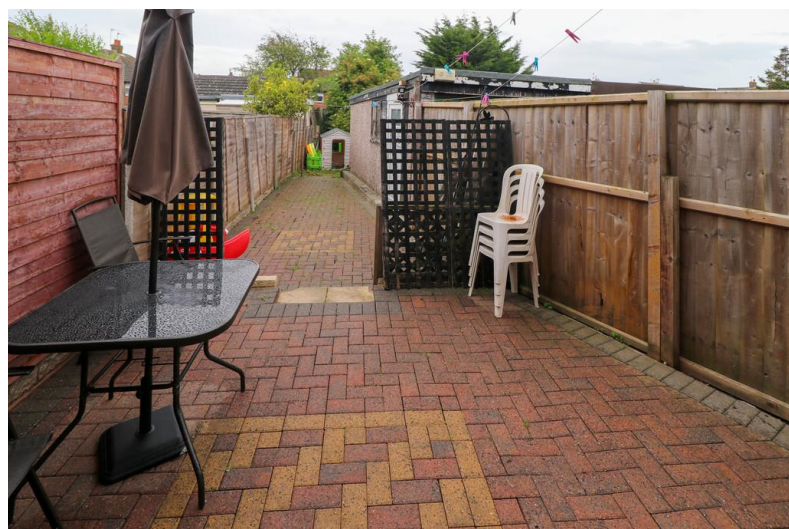
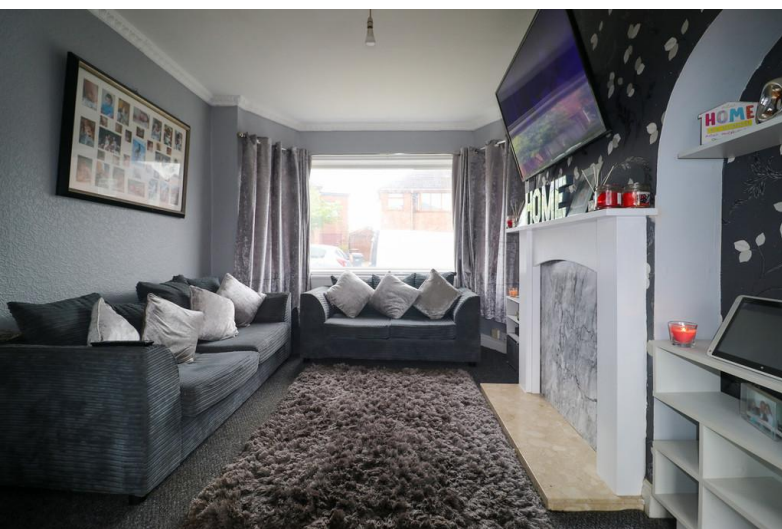
Skelwith Road, Marton

Blackpool, FY3 9UL

- **WELL PRESENTED 3 BEDROOM SEMI DETACHED HOUSE**
- **DINING KITCHEN**
- **GOOD SIZE REAR GARDEN**
- **GARAGE & SHARED DRIVEWAY**

£145,000

EPC Rating '60'



Skelwith Road, Blackpool, FY3 9UL



Property Description

Well presented, traditional bay fronted three bedroom semi detached house, situated in a most popular residential location off Preston New Road close to popular schools, transport links and other local amenities.

The accommodation briefly comprises open entrance porch, hall, lounge, kitchen/diner, three bedrooms, bathroom, upvc double glazing, gas central heating, gardens, garage.

Viewing recommended.



ENTRANCE PORCH

An open entrance porch.

HALLWAY

Upvc double glazed main entrance door and window, radiator.

LOUNGE

12' 0" x 10' 0" (3.66m x 3.05m) Upvc double glazed bay window, radiator. Open through to the kitchen diner.

DINING KITCHEN

15' 11" x 8' 10" (4.85m x 2.69m) Fitted wall and base units with work surfaces, stainless steel sink unit, built in electric oven with a gas hob, stainless steel sink unit, plumbed for auto washer. upvc double glazed window and sliding patio door through to the rear garden.

LANDING

Airing cupboard housing a Vaillant central heating boiler.

BEDROOM

12' 0" x 9' 10" (3.66m x 3m) Upvc double glazed bay window, radiator.



BEDROOM

9' 10" x 8' 10" (3m x 2.69m) Upvc double glazed window, radiator.



BEDROOM

8' 4" x 5' 7" (2.54m x 1.7m) Upvc double glazed window, radiator.

BATHROOM

5' 7" x 4' 6" (1.7m x 1.37m) Corner bath with shower over, wash hand basin and a low flush WC, radiator. Upvc double glazed window.

GARDENS

Lawned front garden. Block paved rear garden with a further lawned section behind the garage. Garage accessed via shared drive with next door to the side.





Energy Efficiency Rating

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

GROUND FLOOR
312 sq.ft. (29.0 sq.m.) approx.



1ST FLOOR
313 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA : 625 sq.ft. (58.1 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.
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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