



## 60 Leeds Road, Stanley Park

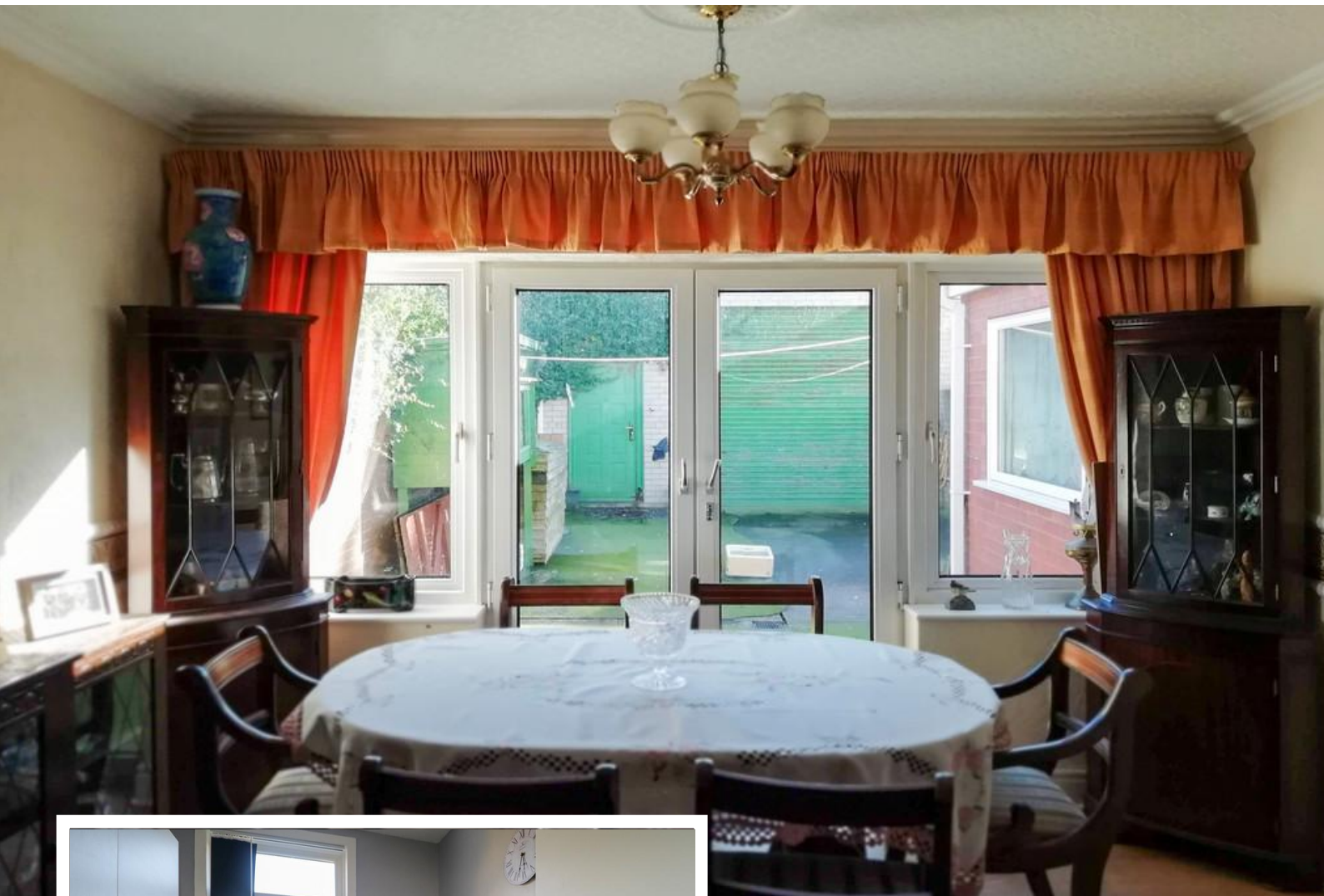
Blackpool, FY1 4HJ

- **Extended ground floor flat**
- **First floor flat**
- **Large garage/workshop**
- **UPVC double glazing**

**£139,950**

EPC Rating '70'





## Property Description

### VESTIBULE

6' 0" x 4' 9" (1.83m x 1.45m) Main UPVC double glazed entrance doors, separate entrances off into the ground and first floor flats.

### LOUNGE/DINER

24' 5" x 12' 2" (7.44m x 3.71m) Two radiators, UPVC double glazed windows and doors through to the rear garden

### KITCHEN

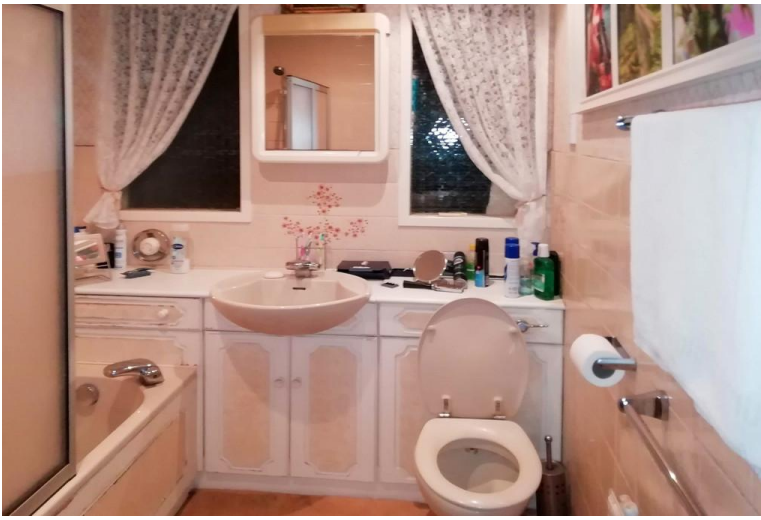
16' 4" x 6' 0" (4.98m x 1.83m) Fitted wall and base units with complementary work surfaces work surfaces, stainless steel sink unit, plumbed for auto washer, wall mounted central heating boiler, UPVC double glazed window.

### STUDY

6' 5" x 6' 5" (1.96m x 1.96m)

### BEDROOM

12' 8" x 12' 5" (3.86m x 3.78m) UPVC double glazed



bay window, radiator, covered ceiling

#### BATHROOM

6' 8" x 6' 5" (2.03m x 1.96m) Panelled bath with shower over, vanity wash hand basin, low flush WC radiator

#### ENTRANCE HALL

Own entrance and stairs from the communal vestibule

#### LOUNGE

16' 6" x 12' 6" (5.03m x 3.81m) UPVC double glazed window, electric fire



#### KITCHEN

8' 4" x 6' 5" (2.54m x 1.96m) Part tiled walls, fitted wall and base units with complementary work surfaces, plumbed for auto washer, stainless steel sink unit. UPVC double glazed window

#### BEDROOM

15' 4" x 11' 8" (4.67m x 3.56m) UPVC double glazed bay window

#### OUTSIDE FRONT GARDEN

Walled front garden with a block paved path and planted border.



#### REAR GARDEN

South facing walled rear garden, access doors through to the garage

#### GARAGE

19' 7" x 18' 2" (5.97m x 5.54m) A substantial garage/workshop with high vaulted ceiling. Electric up and over door to the front and roller shutter door to the rear. Power and water supplies. Front and rear personal access doors. Potential to let separately





TOTAL FLOOR AREA : 1283 sq ft. (119.2 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 © 2021

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