



## 70 Queen Victoria Road

Blackpool, FY1 5JT

- **Detached traditional house**
- **Three bedrooms**
- **27' lounge/diner**
- **Shower room, off road parking**

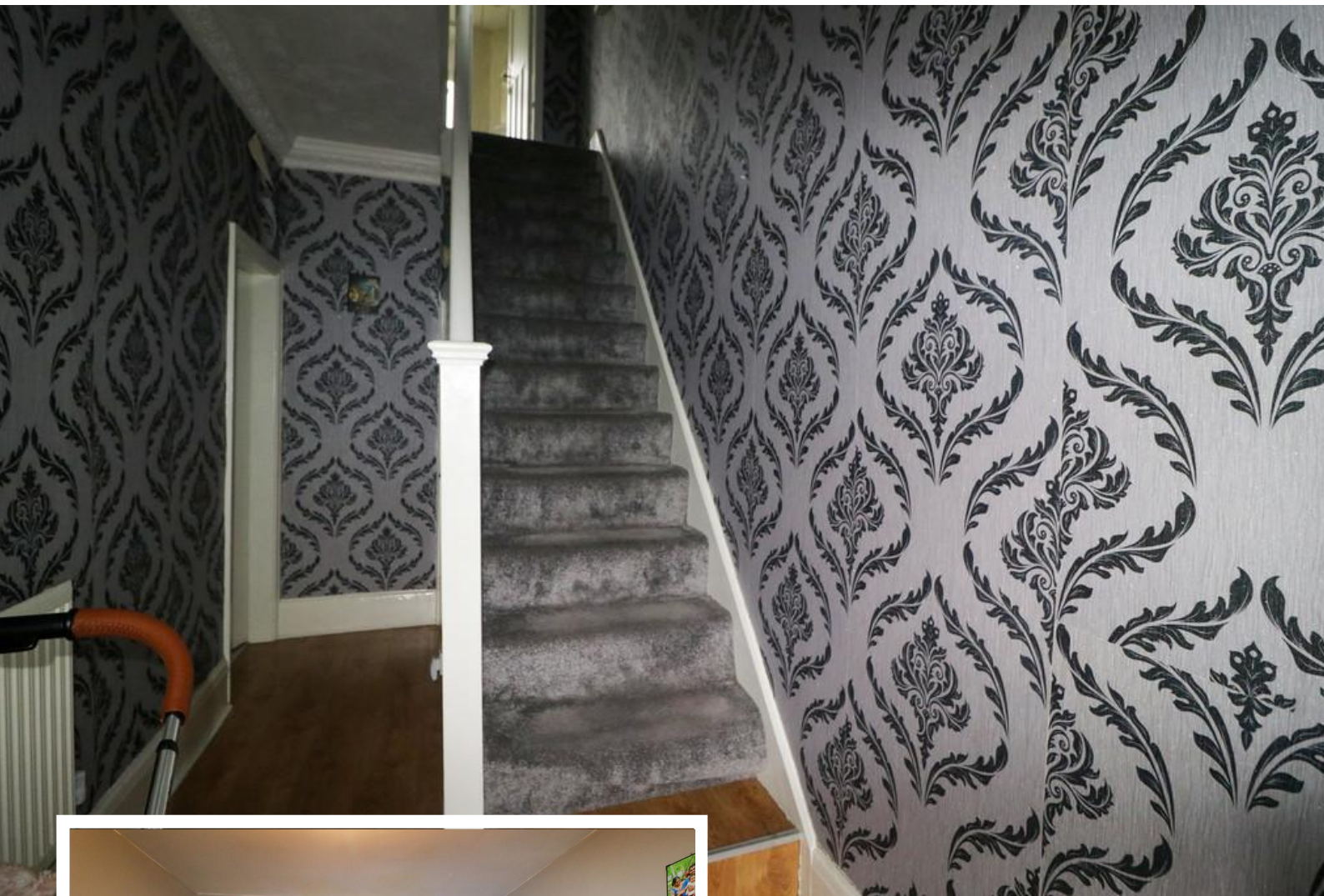
**£129,950**

EPC Rating '56'





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## Property Description

Detached house situated in a popular residential location close to local shops, schools and local amenities. The accommodation briefly comprises entrance porch, hallway, open plan lounge/dining room, fitted kitchen, three bedrooms and shower room. The property also boasts majority double glazing, gas central heating, gardens and off road parking.

### ENTRANCE PORCH

UPVC windows and main entrance door.

### LOUNGE/DINER

27' 9" x 11' 11" (8.46m x 3.63m) UPVC bay window. Laminate flooring. Three central heating radiators. Open plan through to the kitchen.







#### KITCHEN

10' 1" x 5' 10" (3.07m x 1.78m) Fitted and wall base units with complimentary work surfaces. Built-in electric oven and hob. Plumbed for automatic washing machine. UPVC double glazed window. Stainless steel sink unit.

#### LANDING

UPVC double glazed window.

#### BEDROOM ONE

12' 7" x 11' 4" (3.84m x 3.45m) UPVC double glazed window. Central heating radiator.



#### BEDROOM TWO

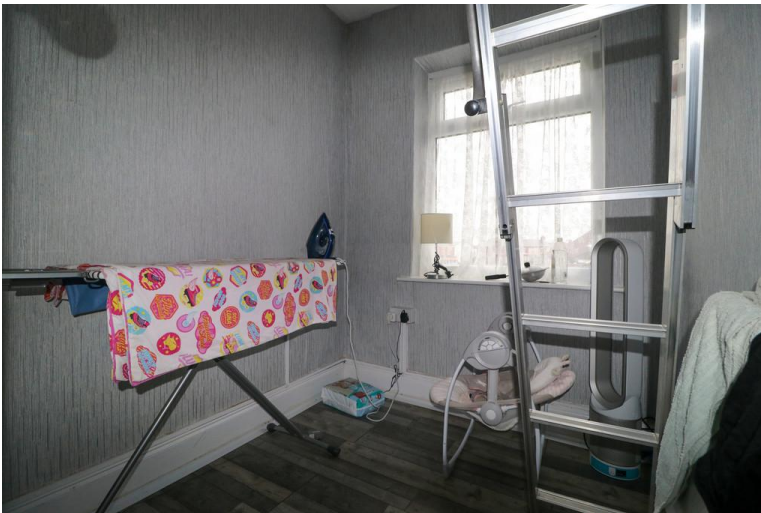
12' 2" x 11' 4" (3.71m x 3.45m) UPVC double glazed window. Central heating radiator.

#### BEDROOM THREE

6' 10" x 6' 0" (2.08m x 1.83m) UPVC double glazed window. Central heating radiator.

#### SHOWER ROOM

Corner shower enclosure. Pedestal wash hand basin. Low flush wc. Heated towel rail. UPVC double glazed window.



#### LOFT AREA

Boarded for storage with pull down ladder.

#### EXTERIOR

Easily maintained garden areas to the front and rear. Off street parking to the side of the property





TOTAL FLOOR AREA : 890 sq.ft. (82.7 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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