



St. Leonards Road, Stanley Park

Blackpool, FY3 9RG

- **THREE BEDROOM SEMI DETACHED HOUSE**
- **TWO RECEPTION ROOMS**
- **THREE PIECE BATHROOM**
- **GARAGE & OFF ROAD PARKING**

OFFERS OVER
£125,000

EPC Rating '61'



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Property Description

Fantastic three bedroom semi detached house, situated in a highly sought after location close to Stanley Park, shops, schools and transport links.

Accommodation comprising hallway, lounge, dining room, kitchen, three first floor bedrooms and bathroom. Externally with easily maintained gardens to the front and rear and driveway to the side leading to garage.

The property is currently tenanted and achieving £650PCM. Council tax band C.

Viewing recommended.



HALLWAY

UPVC exterior door. Stairs to the first floor. Meter cupboard. Central heating radiator. Under stairs storage.

LOUNGE

13' 11" x 11' 0" (4.24m x 3.35m) Double glazed bay window to the front. Two double glazed windows to the side. Central heating radiator. Coved ceiling. Feature fireplace with electric fire.

DINING ROOM

14' 6" x 11' 0" (4.42m x 3.35m) Double glazed bay window to the rear. Central heating radiator.



KITCHEN

7' 7" x 6' 4" (2.31m x 1.93m) A range of modern fitted wall and base units with complementary work surfaces. Stainless steel sink unit with mixer tap. Tiled splash backs. Freestanding gas cooker. UPVC door and double glazed window to the rear.

STAIRS AND LANDING

Loft access.

BEDROOM 1

13' 11" x 10' 2" (4.24m x 3.1m) Double glazed bay window to the front. Central heating radiator.



BEDROOM 2

14' 6" x 9' 9" (4.42m x 2.97m) Double glazed bay window to the rear. Central heating radiator.

BEDROOM 3

Double glazed window to the front. Central heating radiator.

BATHROOM

8' 8" x 7' 7" (2.64m x 2.31m) Modern three piece suite comprising panelled bath with electric shower over, pedestal wash hand basin and low flush wc. Panelled walls. Double glazed window to the rear. Central heating radiator.

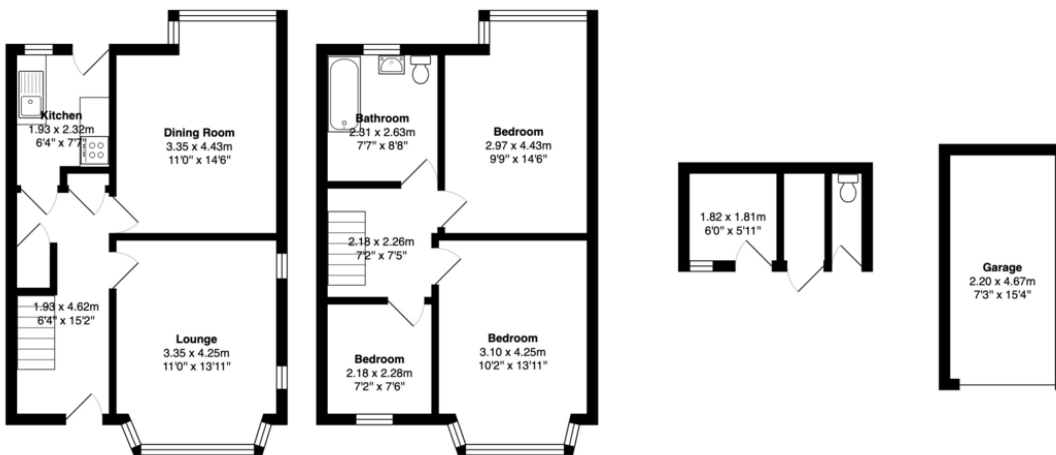


GARDENS

Easily maintained paved gardens to the front and rear. Driveway providing off road parking leading to garage. Brick built shed to the rear with power, plumbing for washing machine and low flush WC.



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



Total Area: 104.3 m² ... 1123 ft²
 All measurements are approximate and for display purposes only

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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 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