



Elizabeth Street, Blackpool

Lancashire, FY1 3LZ

- **LARGE FOUR BEDROOM MIDTERRACED HOUSE**
- **LOUNGE OPEN TO DINING ROOM**
- **PLAY ROOM**
- **FITTED KITCHEN**

OFFERS OVER
£110,000

EPC Rating '57'



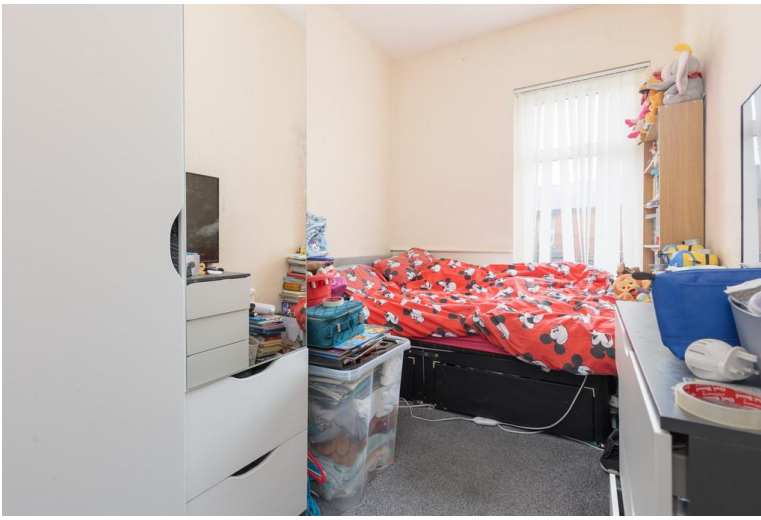


Property Description

Spacious four bedroom mid terraced house, situated close to local shops, schools and the town centre.

The accommodation briefly comprises entrance hall, lounge open plan to dining room, modern kitchen, play room, four bedrooms and bathroom. The property also benefits from gas central heating, double glazing and enclosed garden areas to the front and rear.

The property is currently tenanted and is achieving £700PCM. Council tax band B.



VESTIBULE

UPVC front door. Meter cupboard.

HALLWAY

Central heating radiator. Stairs leading to first floor.

LOUNGE

17' 2" x 11' 4" (5.23m x 3.45m) UPVC double glazed window to front. Central heating radiator. Meter cupboard. Open to:

DINING ROOM

13' 9" x 12' 0" (4.19m x 3.66m) UPVC double glazed window to rear. Central heating radiator.



KITCHEN

12' 5" x 10' 4" (3.78m x 3.15m) UPVC double glazed window and door to side. A range of fitted wall and base units with complementary works surfaces. Built in cooker and hob with extractor over. Stainless steel sink unit. Plumbed for automatic washing machine. Combi boiler. Understairs storage.

PLAY ROOM

10' 5" x 7' 9" (3.18m x 2.36m) UPVC sliding patio doors to rear. Central heating radiator.

STAIRS

BEDROOM 1

13' 9" x 7' 11" (4.19m x 2.41m) UPVC double glazed window to front. Central heating radiator.

BEDROOM 2

10' 4" x 6' 10" (3.15m x 2.08m) UPVC double glazed window to front. Central heating radiator.

BEDROOM 3

13' 10" x 9' 6" (4.22m x 2.9m) UPVC double glazed window to rear. Central heating radiator.

BEDROOM 4

10' 4" x 7' 0" (3.15m x 2.13m) UPVC double glazed window to rear. Central heating radiator.



BATHROOM

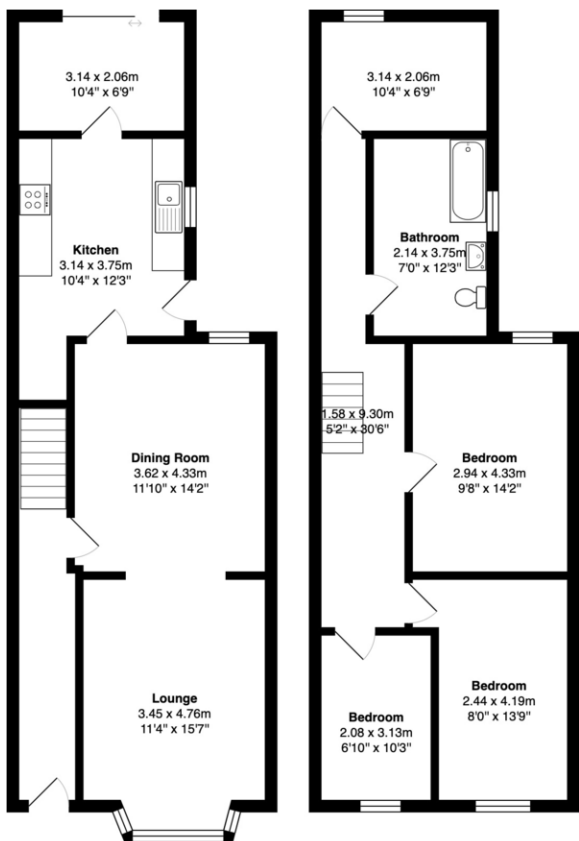
12' 6" x 7' 3" (3.81m x 2.21m) UPVC double glazed window to side. Central heating radiator. Panelled bath with thermostatic shower over. Pedestal wash hand basin. Low flush WC. Part tiled walls.

GARDENS

Enclosed rear yards to the front and rear.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			77
(55-68) D	57		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			74
(55-68) D			
(39-54) E	52		
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



Total Area: 120.8 m² ... 1300 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