



30 Moss House Road, Blackpool

Blackpool

Offers Over **£175,000**

30 Moss House Road

Marton Moss, Blackpool

This well presented cottage style. Mid terraced house is situated in a popular, semi Rural location, yet conveniently place for shops, schools, public transport and access to the motorway. The accommodation comprises entrance hall, lounge, dining kitchen. The first floor has two bedrooms and a recently installed four piece bathroom. The property has a gas central heating system installed and the windows are UPVC double glazed. Front garden area and large south facing rear garden. To fully appreciate the accommodation on offer an internal inspection by appointment is strongly advised.

Council Tax band: A

Tenure: Freehold

- **Modern Cottage Style House**
- **Large South Facing Garden**
- **Dining Kitchen**
- **Modern four piece Bathroom**
- **Semi Rural Location**
- **Log Burner in Lounge**
- **Air Conditioning**





Hallway

3' 6" x 2' 7" (1.06m x 0.79m)

Approached via a UPVC double glazed entrance door with LVT flooring, staircase to first floor landing. Panelled door leading into.

Lounge

13' 3" x 12' 12" (4.05m x 3.95m)

UPVC double leaded glazed window to front, LVT flooring, radiator, feature inset multi fuel log burning stove set in fireplace, built in cupboards either side, one housing the electric meter.

Dining Kitchen

9' 0" x 16' 0" (2.75m x 4.88m)

Fitted with a matching range of modern base and eye level units with round edge worktops one and a half bowl stainless steel sink unit with mixer tap. Built-in double electric oven, four ring gas hob with extractor hood over, integrated washing machine and dishwasher, space for American style fridge / freezer, LVT flooring, radiator, wall mounted concealed combination boiler, ceiling with recessed spotlights and built-in air-conditioning unit. UPVC double glazed window to the rear elevation overlooking the attractive garden and UPVC double glazed door leads outside. Understair storage cupboard housing the gas meter.





Landing

2' 7" x 5' 6" (0.78m x 1.68m)

Access to boarded loft with pull down the ladder, power and light connected.

Bedroom 1

10' 5" x 11' 9" (3.17m x 3.59m)

Fitted with a range of bespoke wardrobes with hanging rails, drawers and above storage. Two UPVC double leaded glazed windows to the front elevation, radiators and ceiling with recessed spotlights.

Bedroom 2

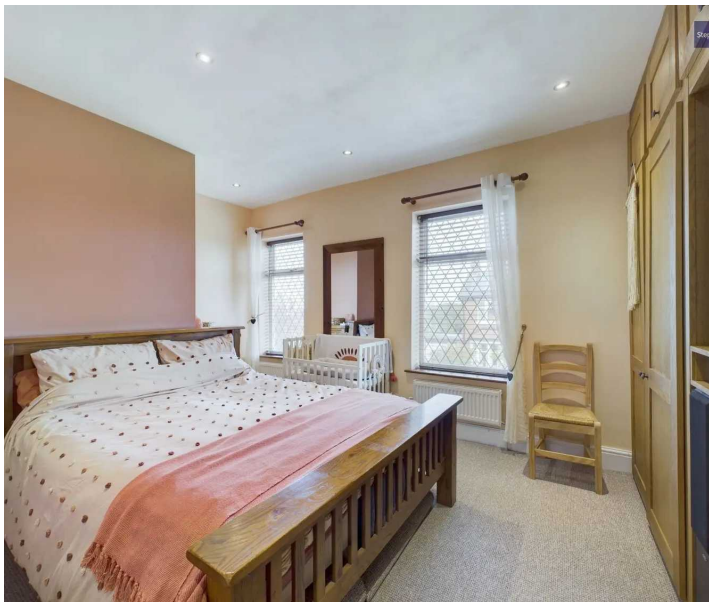
9' 1" x 8' 5" (2.78m x 2.57m)

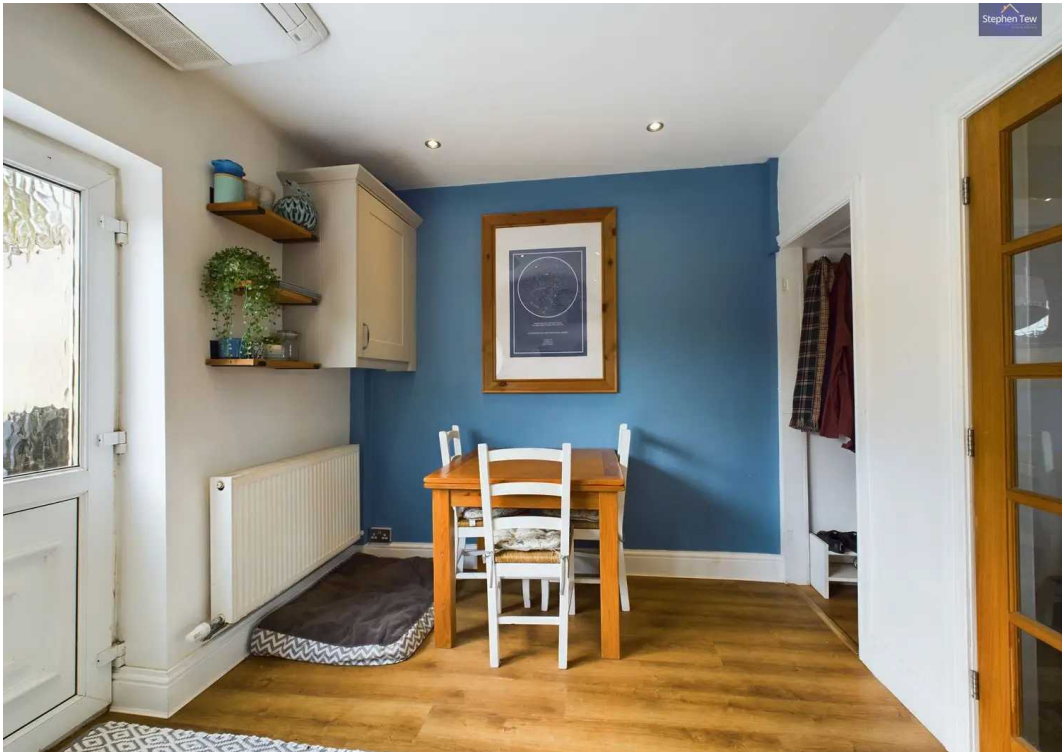
UPVC double leaded glazed window to the rear elevation, radiator.

Bathroom

9' 1" x 6' 8" (2.76m x 2.03m)

Recently fitted with a four piece white suite comprising corner shower enclosure with glass screen, tiled bath, wash hand basin and low flush WC. Wall mounted heated towel rail, vinyl flooring and UPVC double glazed window to the rear elevation.







FRONT GARDEN

Enclosed gravelled garden with pathway leading to front entrance door.

REAR GARDEN

Enclosed south facing rear garden with laid to lawn area and paved patio with panelled fencing hedging and trees. Brick built outbuilding with storage area and outside WC.

ON ROAD

1 Parking Space

On street parking at the front of the property.





Floor 1



Approximate total area⁽¹⁾
347.63 ft²
32.30 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Floor 2



Approximate total area⁽¹⁾
315.47 ft²
29.31 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Stephen Tew Estate Agents

Stephen Tew Estate Agents, 132 Highfield Road - FY4 2HH

01253 401111

info@stephentew.co.uk

www.stephentew.co.uk

