

**6 Threlfall Road, South Shore**

Blackpool

Offers Over **£120,000**



# 6 Threlfall Road

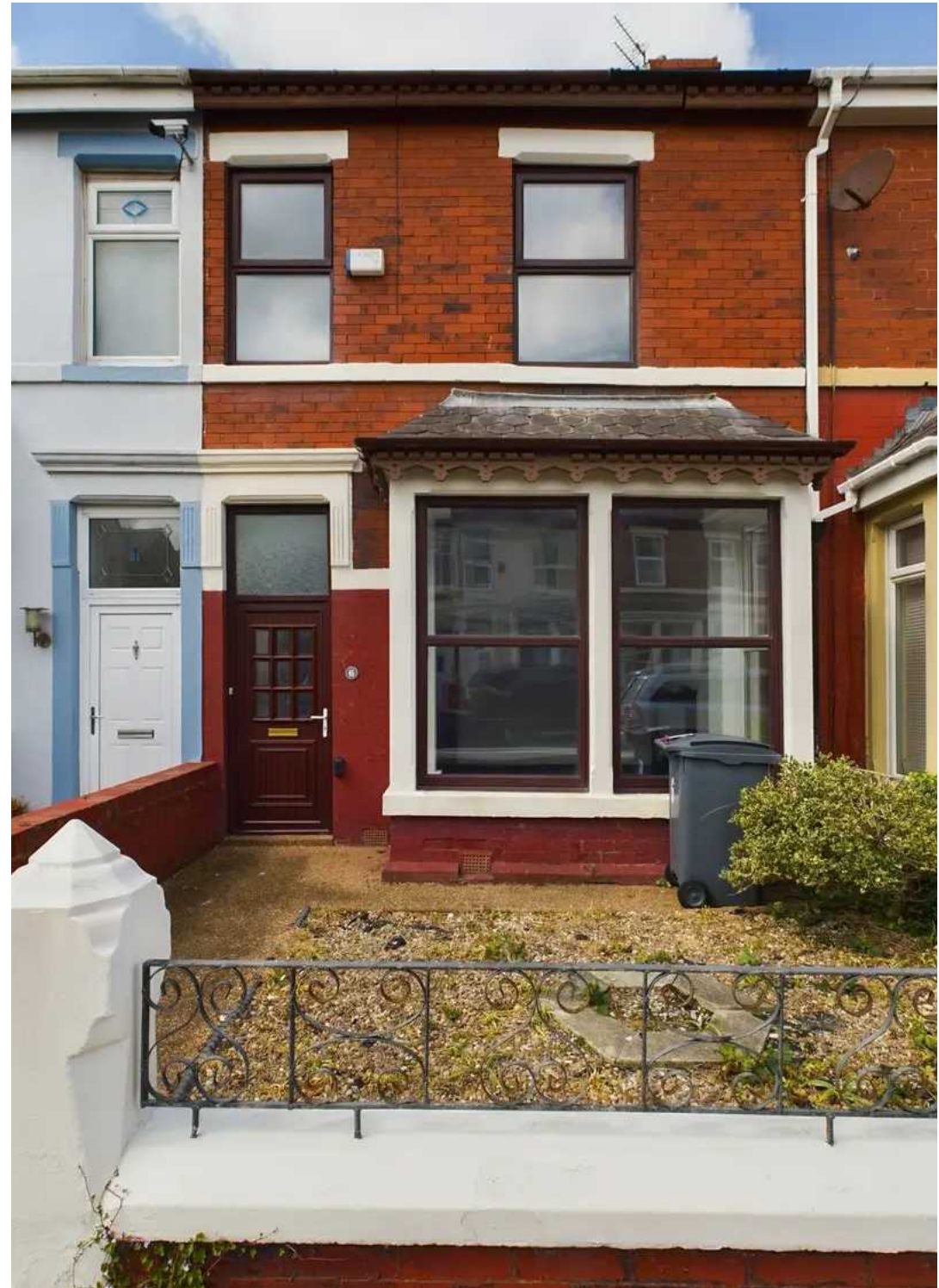
South Shore, Blackpool

This mid terraced house is situated in a convenient location, just off Waterloo Road close to local shops, schools, public transport and other local amenities. The accommodation comprises entrance vestibule, hallway, lounge, dining room, newly installed kitchen. The first floor has three bedrooms plus a box room/study and a bathroom. The property has a gas central heating system installed and the windows are UPVC double glazed. Front garden area, enclosed west facing rear garden with a possible off-road parking.

**Council Tax band: A**

**Tenure: Freehold**

- No onward chain
- West facing garden
- Newly installed kitchen
- 2 Reception Rooms
- 3 Bedrooms plus Box Room / Study
- Possible off Road parking to Rear





### **Entrance Vestibule**

Approached via a UPVC double glazed entrance door, cornice style ceiling, part tiled walls, built-in meter cupboard, and wall mounted fuse box, opening into;

### **Hallway**

Cornice style ceiling, radiator, built-in meter cupboard and staircase to first floor landing.

### **Lounge**

UPVC double glazed walk-in box bay window to the front elevation, cornice style ceiling, picture rail, radiators and a wall mounted electric fire with surround.

### **Dining Room**

UPVC double glazed window to the rear elevation, radiator and wall mounted electric fire.

### **Kitchen**

Fitted with a matching range of new base and eye level units with drawers and worktops over, single drainer stainless steel sink unit with mixer tap. Built-in electric oven for four gas hob with extractor hood over, plumbed for automatic washing machine and space for fridge freezer. Radiator, UPVC double glazed window to the rear elevation and UPVC double glazed door leads outside.







### **Landing**

Access to the loft.

### **Bedroom 1**

UPVC double glazed window to the rear elevation, two built-in storage cupboards, one housing the combination boiler. Radiator.

### **Bedroom 2**

UPVC double glazed window to the front elevation, radiator.

### **Bedroom 3**

UPVC double glazed window to the front elevation, radiator.

### **Box Room / Study**

A versatile room, which could be used as either a home study, or as a box room/storeroom with a UPVC double glazed window to the side elevation, radiator and loft hatch.





#### **FRONT GARDEN**

Front garden with gravelled area and pathway leading to front entrance door.

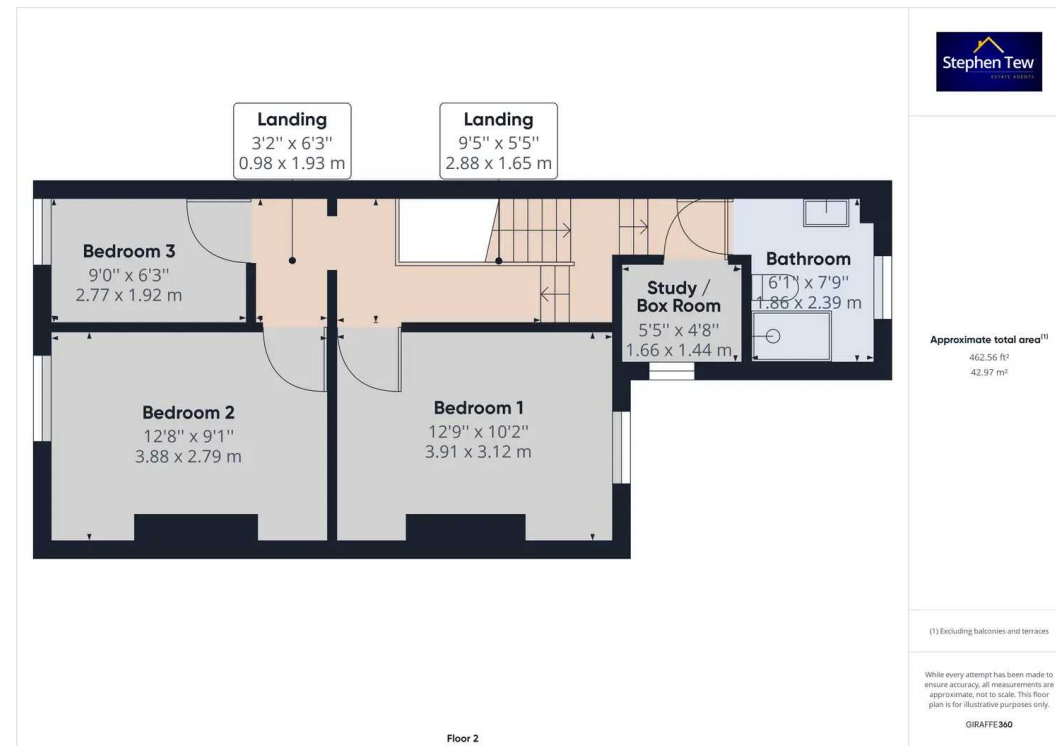
#### **REAR GARDEN**

Enclosed west facing rear garden with paved area and possible off-road parking.

#### **ON ROAD**

1 Parking Space









## Stephen Tew Estate Agents

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