



51 Common Edge Road, Marton

Blackpool

Offers Over **£110,000**

51 Common Edge Road

Marion, Blackpool

This Victorian Street fronted end terraced house, situated in a popular and convenient location, close to local shops, schools, public transport, access to the motorway and other local amenities. The accommodation comprises entrance vestibule, lounge, fitted kitchen, ground floor bathroom. The first floor has three bedrooms. The property has a gas central heating system installed and the windows are UPVC double glazed. Enclosed west facing rear yard.

Council Tax band: A

Tenure: Freehold

- **West Facing Garden**
- **GF Bathroom**
- **No onward chain**
- **New Boiler (Feb 23)**





Hallway

Approached via a UPVC double glazed entrance door, further panel door leading to;

Lounge

UPVC double glazed window to the front elevation, feature living flame effect electric fire set in surround, beam ceiling, double radiator. Built-in meter cupboard housing gas and electric metres and the fuse box. Door leads to staircase leading to first floor landing. Sliding door into;

Kitchen

Fitted with a matching range of base and eye level pine units with round edge worktops. Single drainer stainless steel sink with mixer tap, plumbed for automatic washing machine, gas point for cooker and space for fridge freezer. Wooden laminate flooring, single panel radiator, panelled ceiling and a UPVC double glazed window to the rear elevation. UPVC double glazed door leads to the garden. Further door leads into;

Bathroom

Fitted with a three-piece white suite comprising shower enclosure, wash hand basin with storage beneath and low flush WC. Full height tiling to all walls, heated towel rail. UPVC double opaque glazed window to the rear elevation.





Landing

UPVC double opaque glazed window to the rear elevation, radiator, cornice style ceiling, access to part boarded loft with pulldown ladder and power and light connected.

Bedroom 1

Fitted with a range of wardrobes with hanging rails, shelving and overhead storage, double radiator, cornice style ceiling and a UPVC double glazed window to the front elevation.

Bedroom 2

UPVC double glazed window to the rear elevation, radiator, cornice style ceiling. Built-in storage cupboard which houses the gas combination boiler (installed in February 2023).

Bedroom 3

UPVC double glazed window to the front elevation, cornice style ceiling, radiator.





FRONT GARDEN

Street fronted.

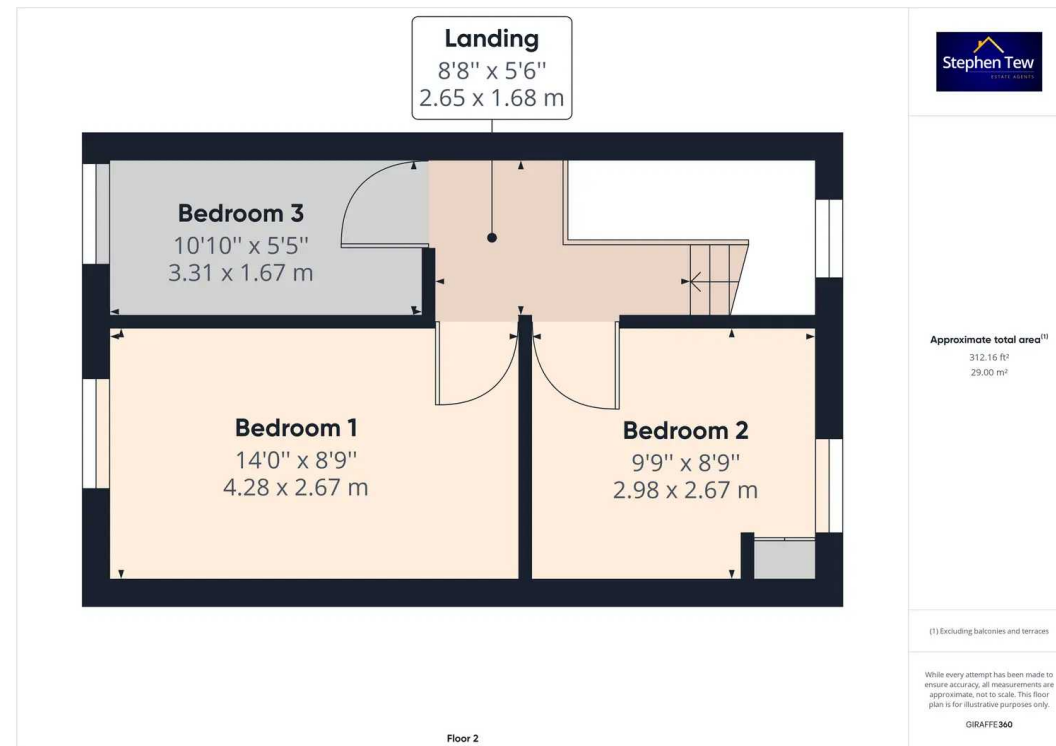
REAR GARDEN

Enclosed west facing paved yard with raised borders and side gated access. Brick built outbuilding.

ON ROAD

1 Parking Space







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