



  
**ROMAN JAMES**  
ESTATES  
Moss Side, Manchester, M14 6LW  
**FOR SALE**  
01253 978888



**81 Poulton Road, Blackpool**

Blackpool

**£270,000**

# 81 Poulton Road

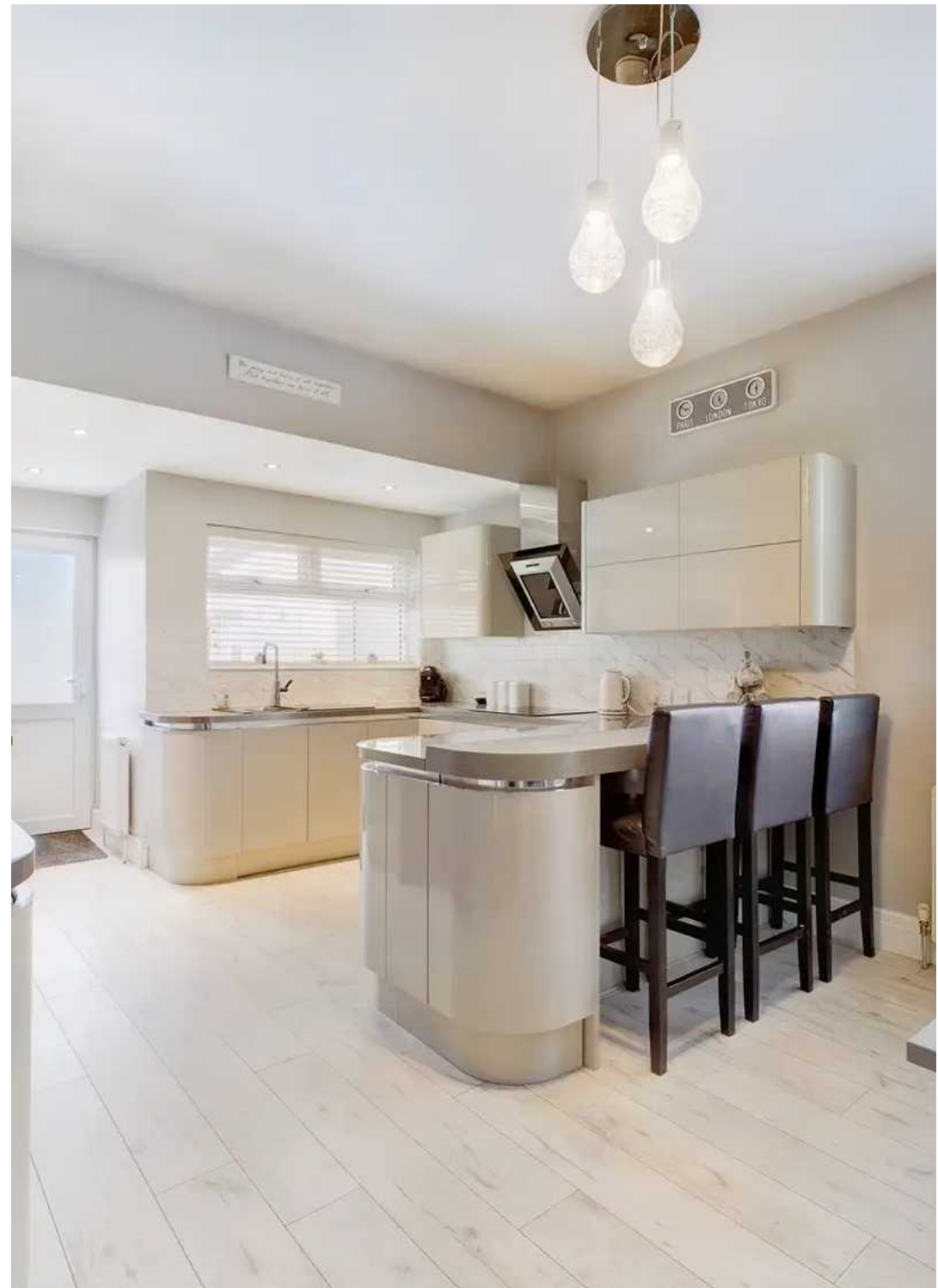
Blackpool, Blackpool

Fabulous opportunity to purchase this stunning two bedroom plus loft room detached bungalow which has been recently renovated to a high standard throughout. Being conveniently placed within close proximity to many amenities, shops and transport links. The accommodation briefly comprises of entrance hallway, lounge, spacious kitchen/diner, bedroom, bedroom 2/ dining room, bathroom. To the first floor is an impressive loft space. Externally there is a low maintenance rear garden, ample off road parking and a detached garage. Viewing is essential to appreciate the standard of finish on offer.

Council Tax band: D

Tenure: Freehold

- High Standard Finish Throughout
- Recently Renovated
- Loft Room
- Off Road Parking & Garage







### Hallway

Tiled flooring, radiator.

### Lounge

17' 7" x 12' 6" (5.36m x 3.8m)

UPVC double glazed walk in bay window to the front elevation, UPVC double glazed window to the side elevation, electric feature fire, radiator.

### Kitchen/Diner

18' 10" x 12' 5" (5.75m x 3.79m)

Stunning kitchen diner benefitting from a high standard finish with a range of grey gloss matching wall and base units, integrated double oven, integrated microwave, induction hob and extractor hood over, sink and drainer with mixer tap, breakfast bar and dining area, double glazed window and door to the rear elevation, laminate floor, radiator, under stairs storage, stairs leading up to the loft room.

### Bedroom 1

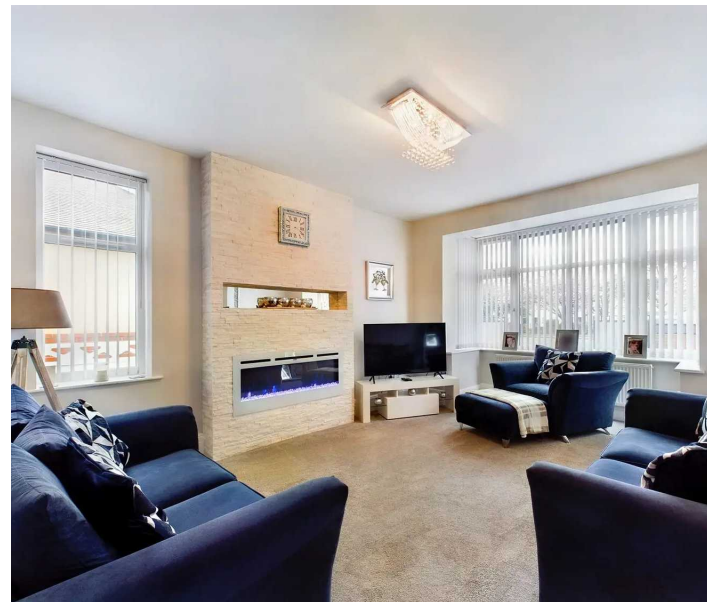
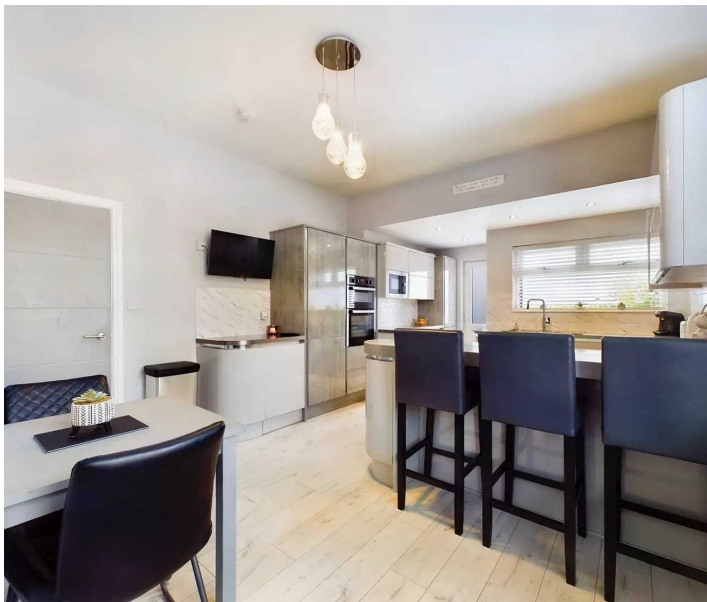
12' 5" x 10' 7" (3.79m x 3.22m)

UPVC double glazed window, fitted wardrobes, radiator.

### Dining Room/Bedroom 2

13' 0" x 11' 9" (3.97m x 3.58m)

UPVC double glazed window, laminate flooring, radiator.



### Bathroom

8' 4" x 5' 8" (2.55m x 1.72m)

Three piece bathroom suite, Panelled bath with shower over, low level WC, hand wash basin, vanity mirror, double glazed window to the rear, tiled walls, tiled floor and radiator.

### Loft Room

20' 6" x 19' 1" (6.26m x 5.81m)

Spacious loft room, three double glazed Velux windows, storage cupboards, radiator.



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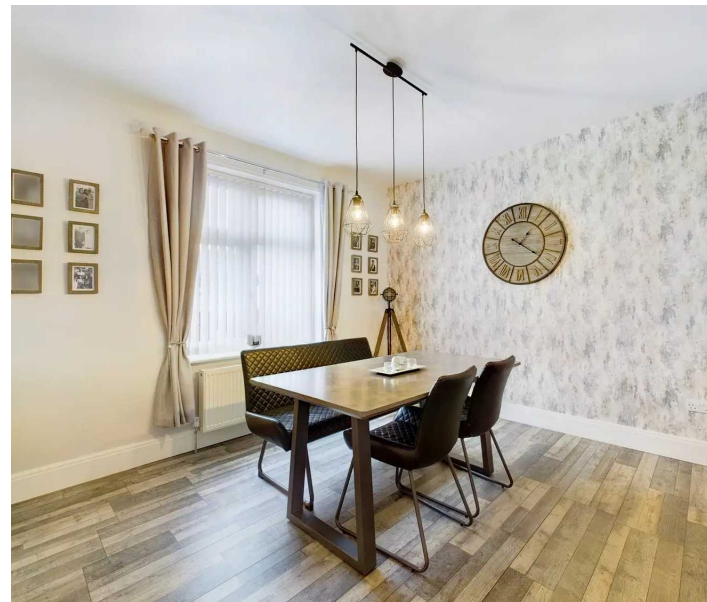
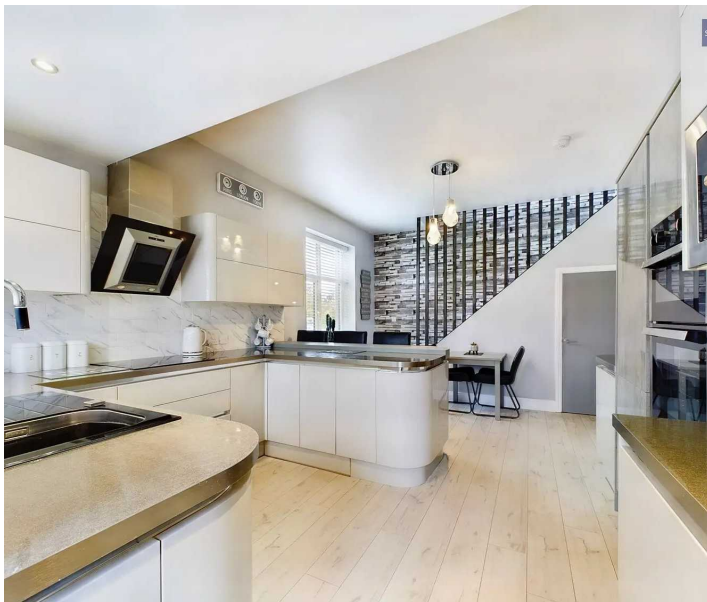
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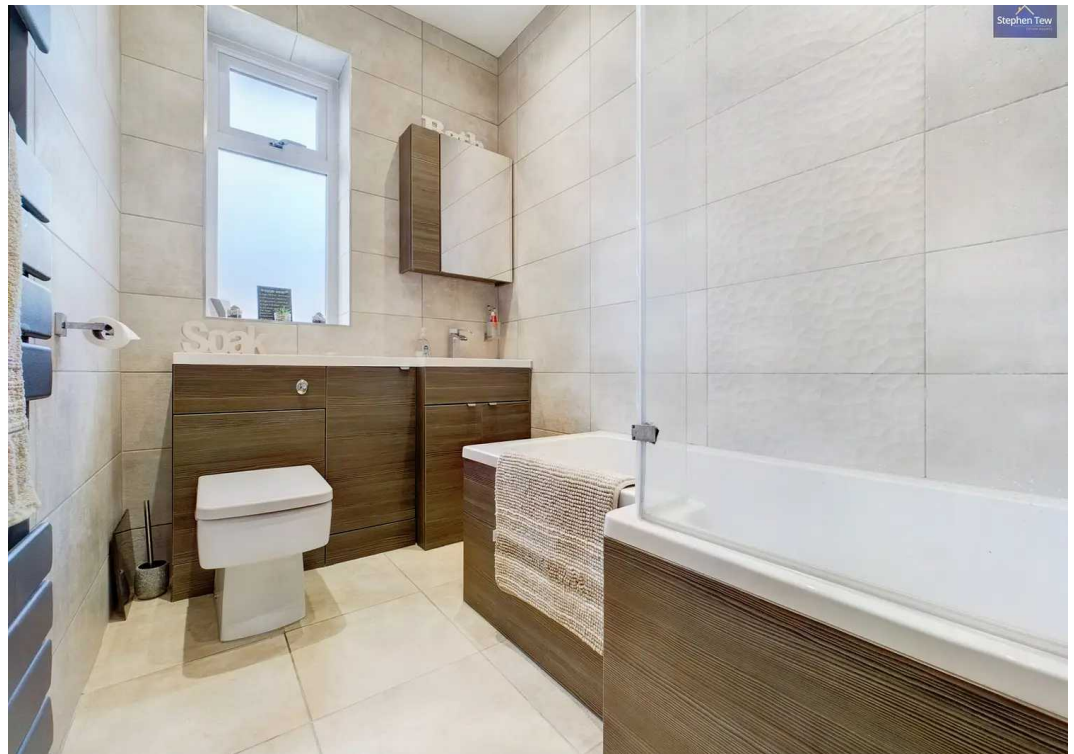
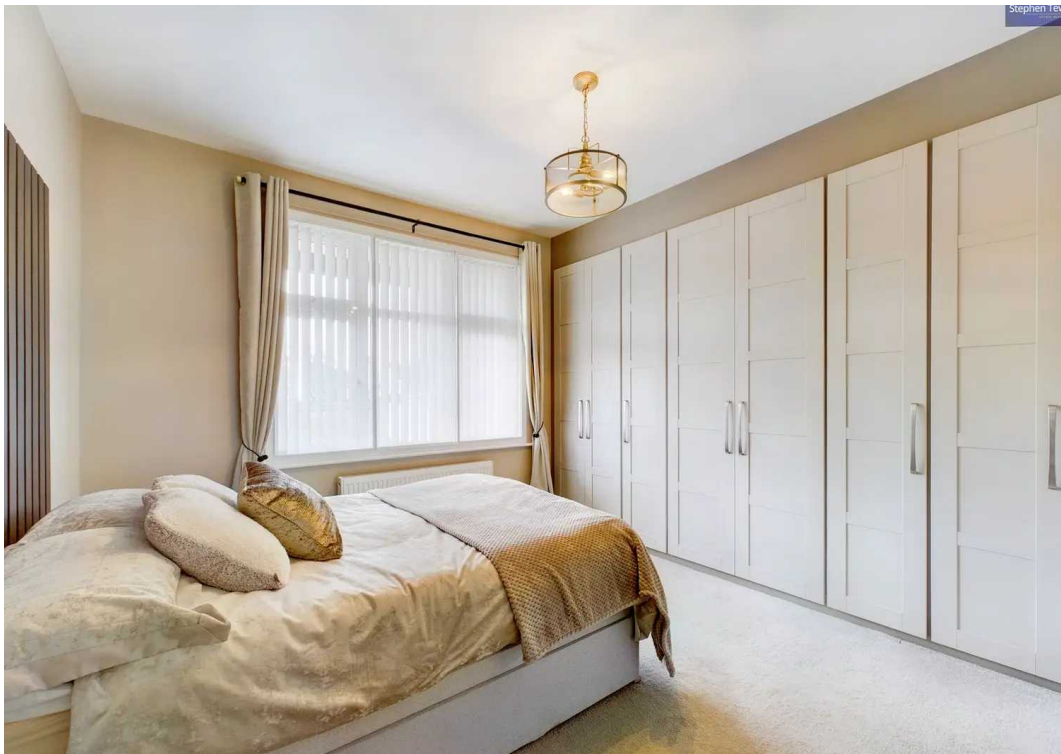
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### **REAR GARDEN**

Low maintenance rear garden, Indian paving, artificial grass. Leading onto detached garage.

### **OFF ROAD**

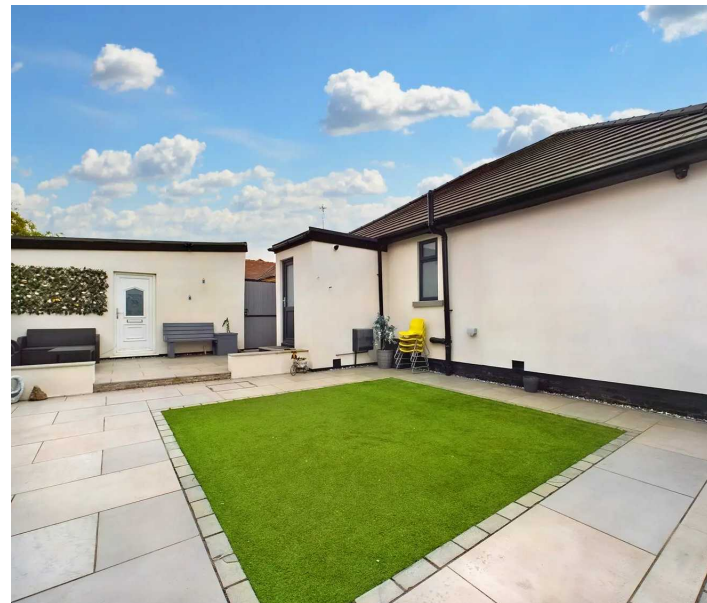
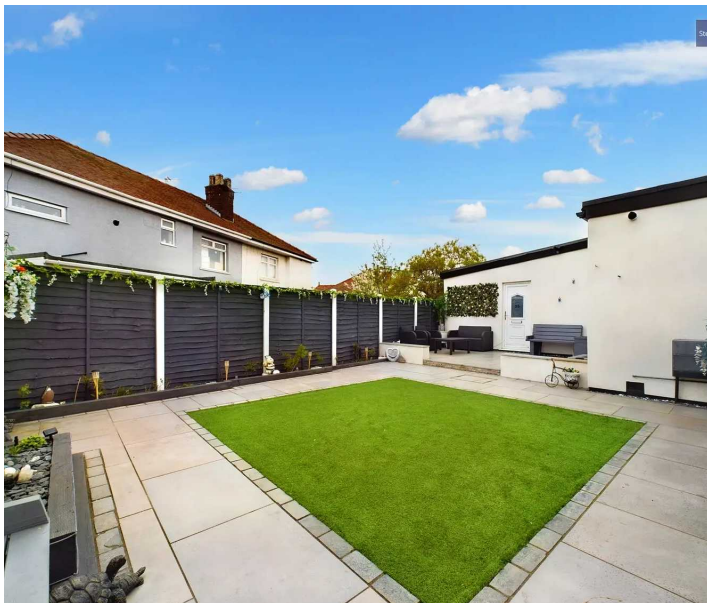
3 Parking Spaces

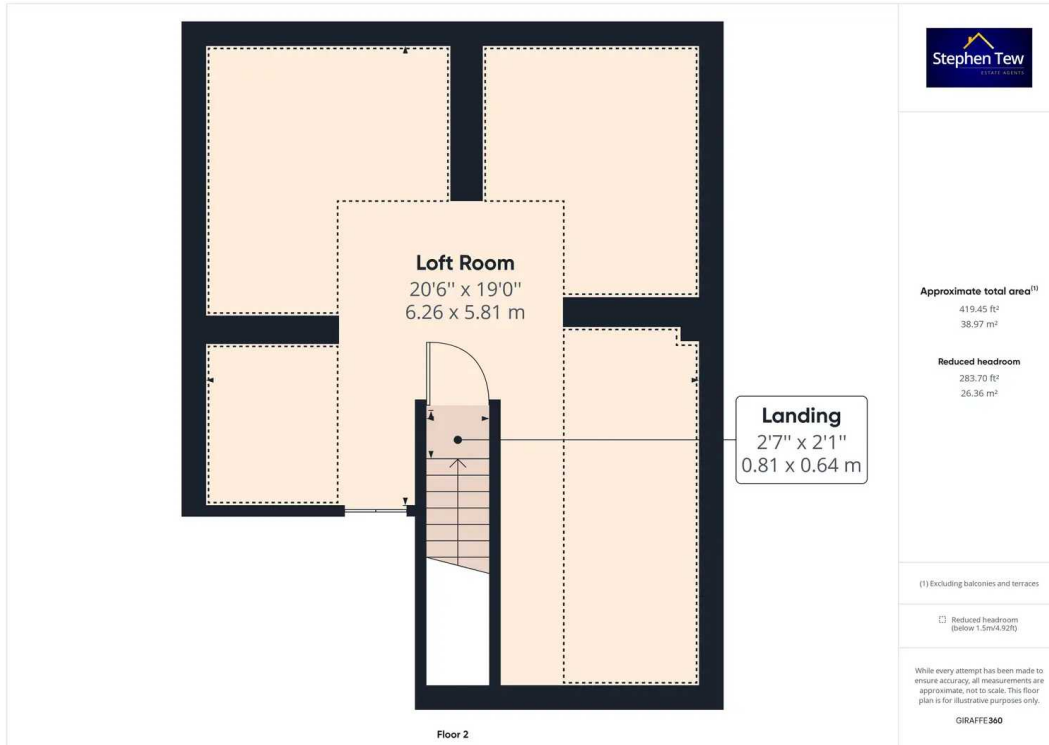
Gated driveway providing ample off road parking, access to garage.

### **GARAGE**

Single Garage

Detached garage, electric front door, side door providing access to rear garden, light and power connected, plumbing.









## Stephen Tew Estate Agents

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

01253 401111

[info@stephentew.co.uk](mailto:info@stephentew.co.uk)

[www.stephentew.co.uk](http://www.stephentew.co.uk)

