



9 Allandale, Blackpool
Blackpool

Offers Over **£180,000**

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Delightfully spacious semi-detached property on Allendale. Tucked away down a private cul-de-sac off Lytham Road FY4. This pleasant three bedroom property comprises of: Entrance hall, Lounge, Dining room, Kitchen, Three double bedrooms, Bathroom and separate WC.

To the rear is an enclosed low maintenance garden pathed with Indian stone with access to side.

Council Tax band: C

Tenure: Freehold

- Boiler installed December 2022, located in the kitchen
- Loft is boarded
- Mains water
- Two Reception Rooms
- Three Double Bedrooms
- Cul-de-sac





Entrance hall

11' 9" x 3' 10" (3.59m x 1.18m)

Hallway leading to lounge, dining room and first floor landing. With original coving and picture rail. Heated from radiator plumbed from combination boiler.

Lounge

14' 3" x 13' 4" (4.35m x 4.06m)

To the front with gas fire and stone surround. Bay uPVC double glazed window. Original coving and wooden laminate flooring. Heated from radiator from combination boiler.

Dining room

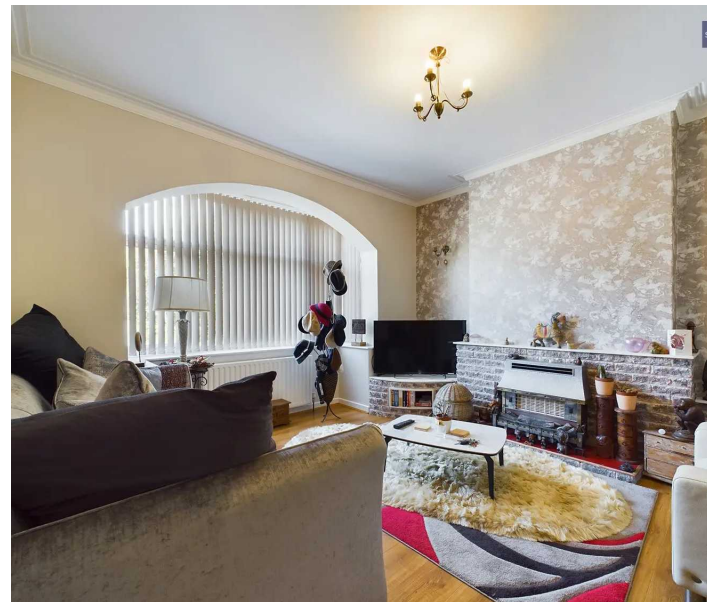
13' 0" x 14' 5" (3.95m x 4.40m)

To the rear with gas fire. Decorative coving, picture rail and access to kitchen. UPVC double glazed window. Heating from radiator from combination boiler.

Kitchen

11' 4" x 10' 8" (3.45m x 3.25m)

To the rear with a matching range of base and eye level units, fitted worktops and integrated double oven. New boiler combination boiler in cupboard. Composite barn style door. Access to understairs storage. UPVC double glazed window to rear and wooden framed window to side.



Landing

14' 3" x 5' 6" (4.35m x 1.67m)

Leading to bedrooms, bathroom and WC. With access to loft from landing. Heated from radiator from combination boiler.

Bedroom 1

12' 4" x 11' 0" (3.75m x 3.35m)

To the front, with UPVC double glazed window, radiator heated from combination boiler.

Bedroom 2

13' 1" x 12' 0" (3.99m x 3.65m)

To the rear with UPVC double glazed window. Original picture rail. Radiator heated from from combination boiler.



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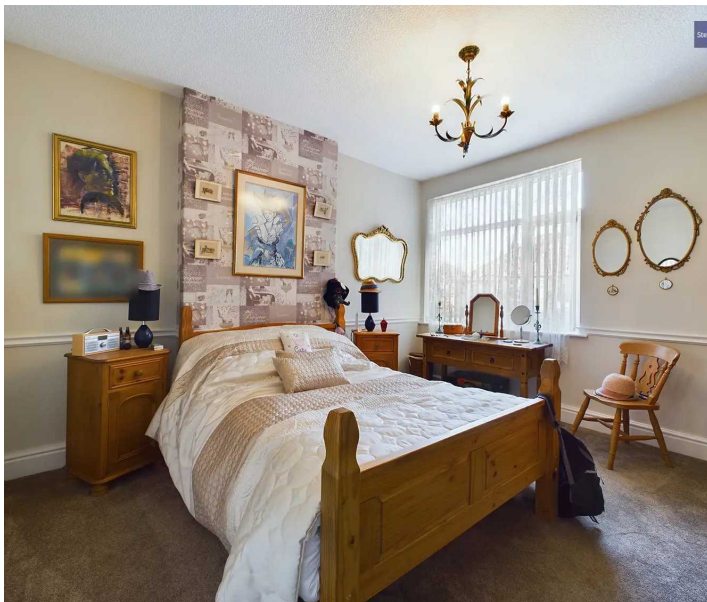
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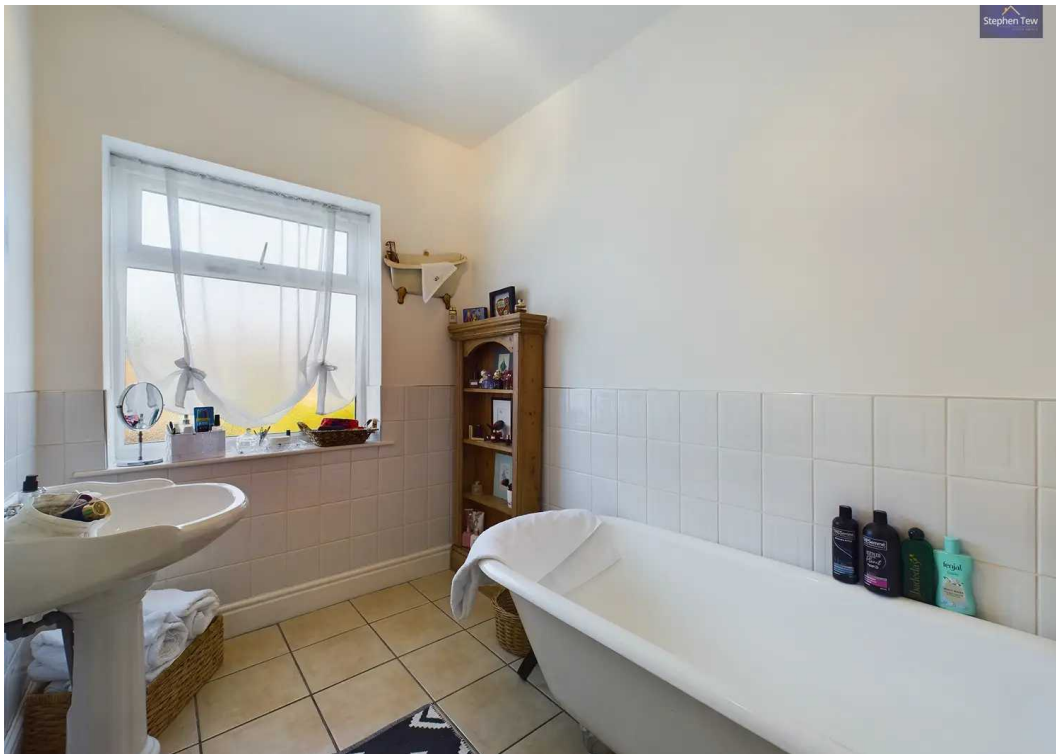
To the front, with UPVC double glazed window, radiator heated from combination boiler.

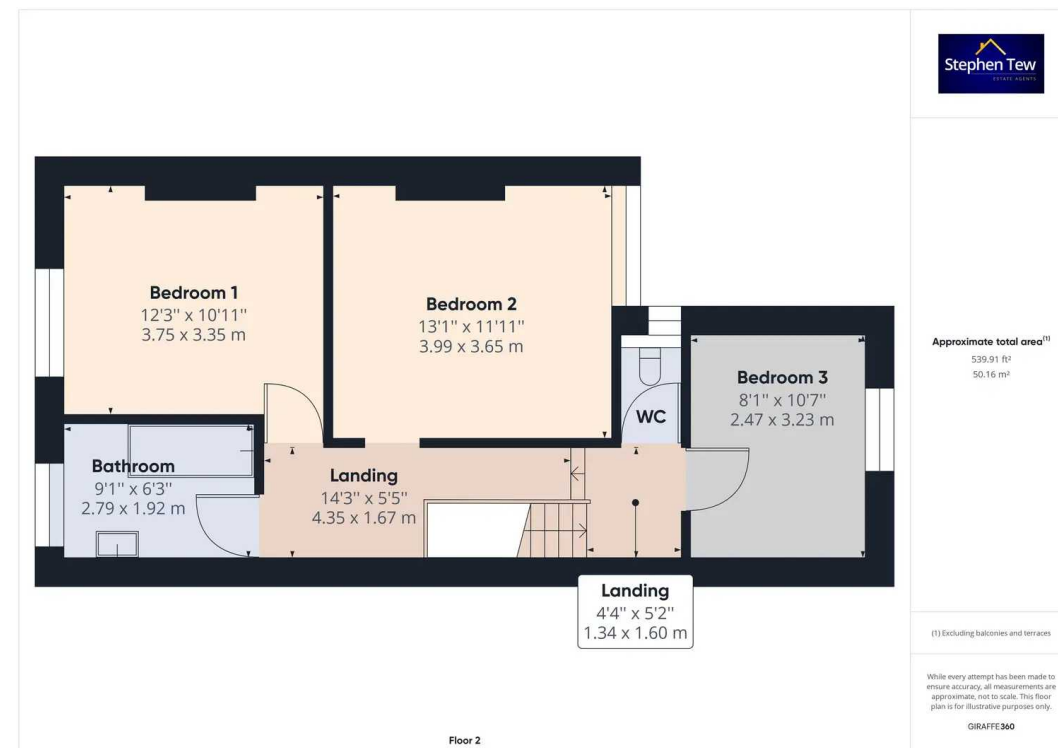
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