



Stephen Tew
ESTATE AGENTS



57 Wasdale Road, Marton

Blackpool

Offers Over **£180,000**

57 Wasdale Road

Marion, Blackpool

This well presented and extended semi detached house is situated in a popular residential location, built by Moores Builders circa 1977. Conveniently placed for shops, schools, public transport, access to the motorway and other local amenities. The property comprises, entrance hall, lounge, living/dining room, fitted kitchen. The first floor has two bedrooms and a modern bathroom. The property has a gas central heating system installed and the windows are UPVC double glazed. Front garden area providing off-road parking and access to the garage and enclosed secluded rear garden. To fully appreciate this property an internal inspection by appointment is strongly advised.

Council Tax band: B

Tenure: Leasehold

- **Extended Accommodation**
- **Well Presented Throughout**
- **Off Road Parking & Garage**
- **Generous Sized Garden**
- **Cul-de-sac position**





Entrance Hall

Approached via a UPVC double glazed entrance door, wooden laminate flooring, radiator and staircase to first floor landing. Door leading into;

Lounge

12' 11" x 11' 2" (3.93m x 3.40m)

UPVC double glazed oriel bay window with deep window sill to the front elevation. Cornice style ceiling, wooden laminate flooring, radiator. Door leading into;

Living / Dining Room

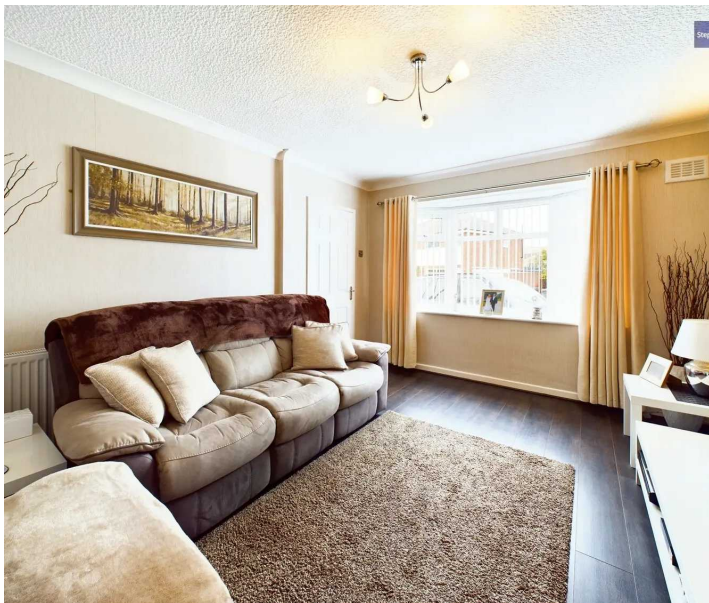
18' 4" x 14' 5" (5.59m x 4.40m)

The second reception room with a living room and a dining area having a UPVC double glazed window to the rear elevation, UPVC double glazed window to the side elevation and UPVC double glazed sliding patio doors. Cornice style ceiling, wooden laminate flooring, two radiators. Built-in storage cupboard and opening into kitchen.

Kitchen

14' 11" x 8' 11" (4.55m x 2.71m)

Fitted with a matching range of modern base and eye level units with worktops. Single drainer sink with mixer tap, built-in electric oven with four ring induction hob and extractor hood over, space for American style fridge freezer and plumbed for dishwasher. Wooden laminate flooring, cornice style ceiling, UPVC double glazed window to the rear elevation and UPVC double glazed door leads outside. Opening into utility cupboard with plumbing for automatic washing machine, shelving and wooden laminate flooring.





Landing

UPVC double opaque glazed window to the side elevation and access to the loft.

Bedroom 1

13' 0" x 14' 5" (3.96m x 4.39m)

Two UPVC double glazed windows to the front elevation, cornice style ceiling, two radiators. Built-in wardrobes with part mirrored doors.

Bedroom 2

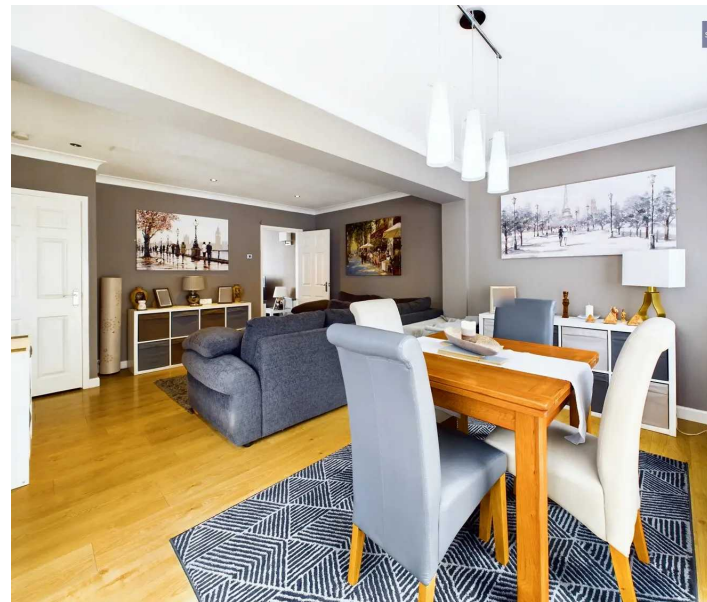
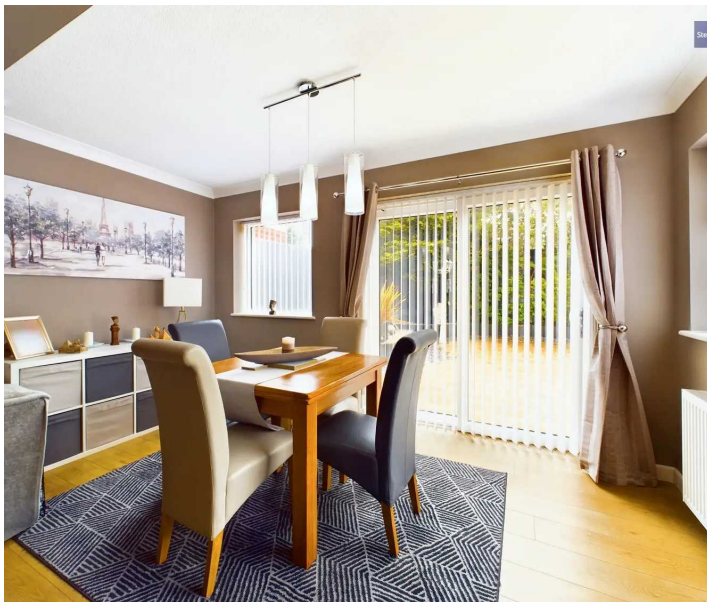
10' 0" x 8' 2" (3.04m x 2.49m)

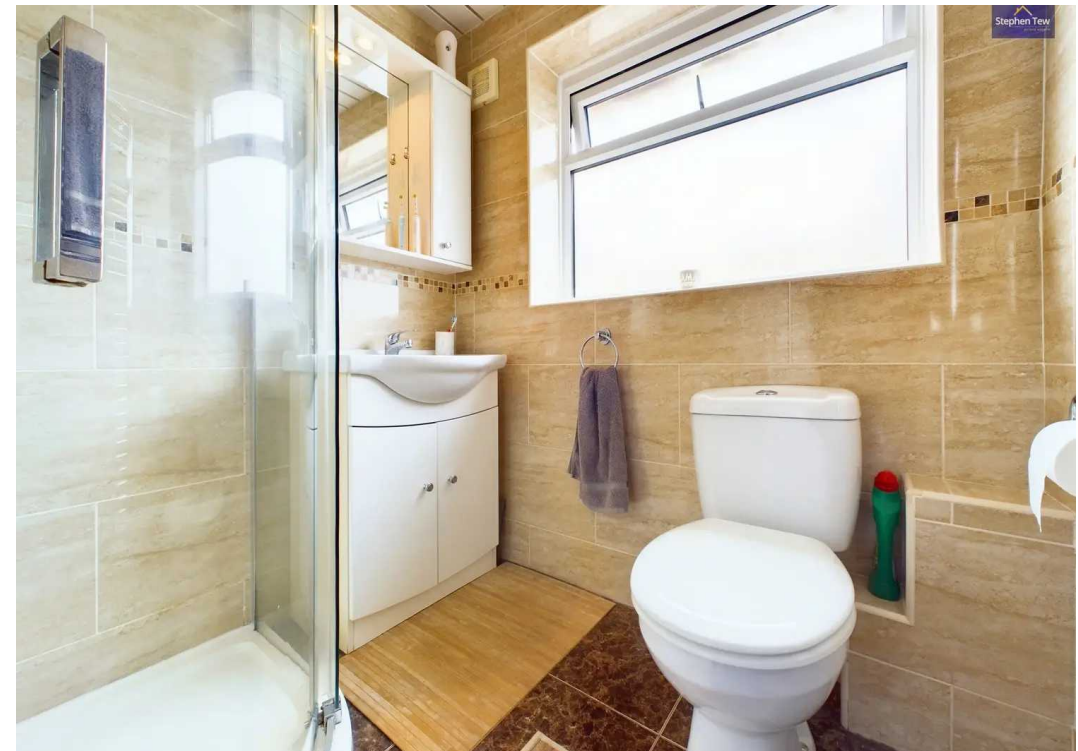
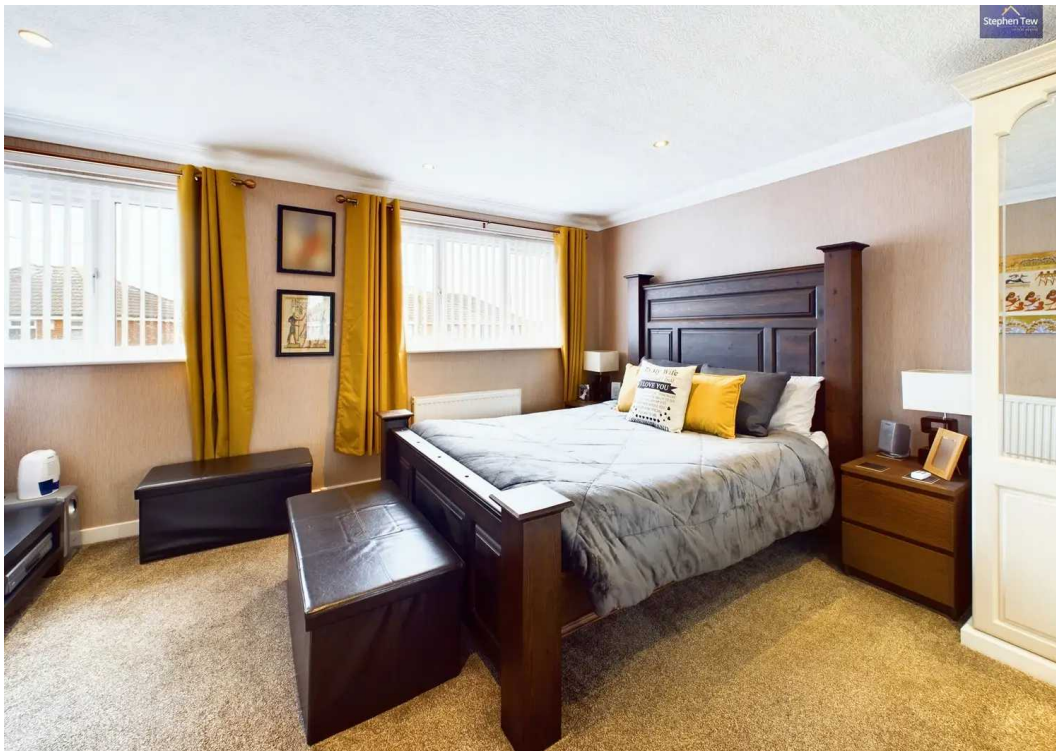
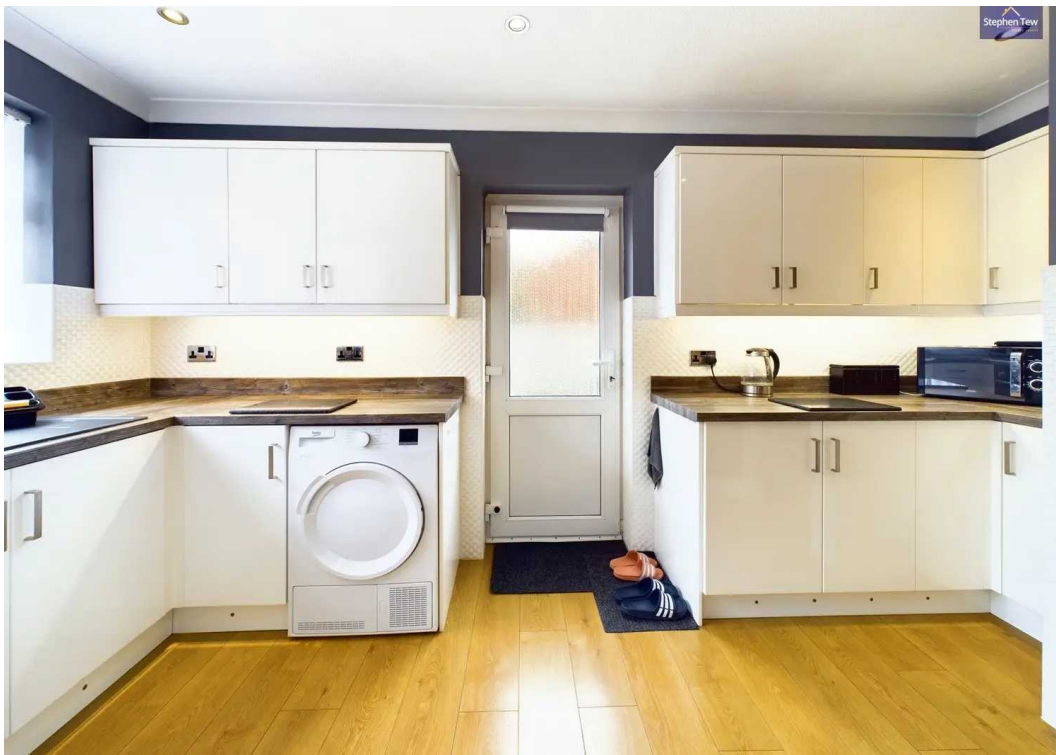
UPVC double glazed window to the rear elevation, radiator, corner style ceiling.

Bathroom

5' 7" x 5' 11" (1.69m x 1.81m)

Fitted with a three-piece modern white suite comprising, corner shower enclosure, wash hand basin with storage beneath and vanity unit above and low flush WC. Heated towel rail, full height tiling to all walls, tiled floor and UPVC double opaque glazed window to the rear elevation.







FRONT GARDEN

Open plan front garden area providing off road parking and access to Garage.

REAR GARDEN

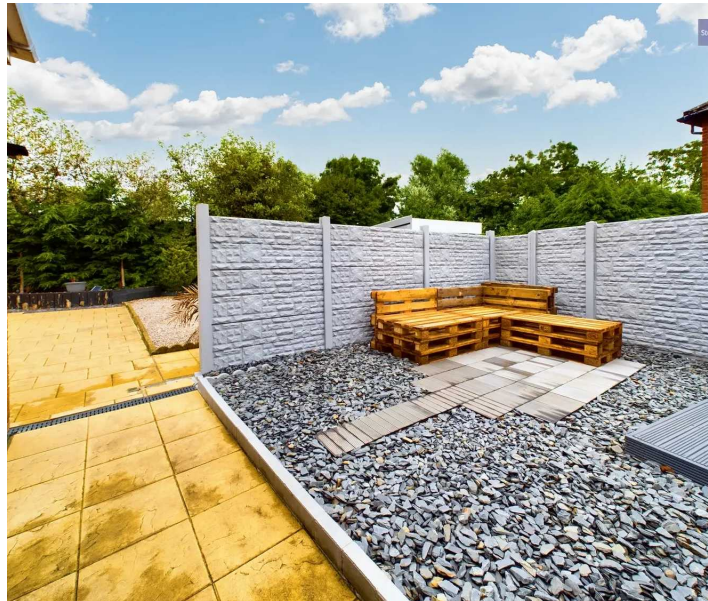
Generous sized Landscaped secluded rear garden with paved and gravelled area.

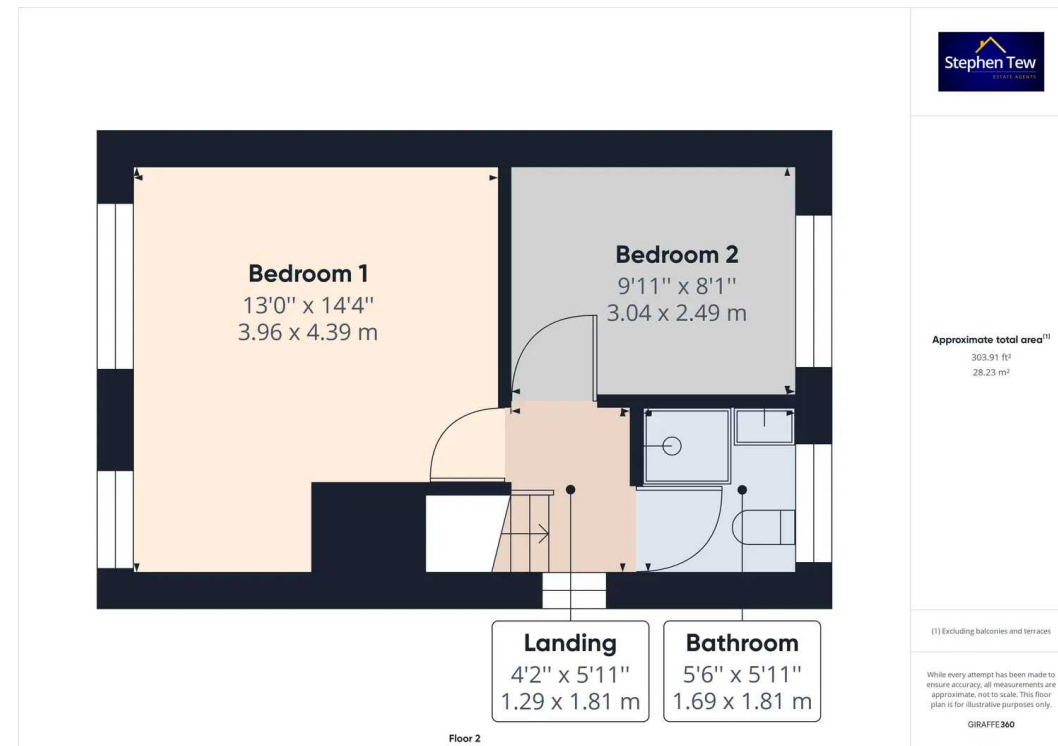
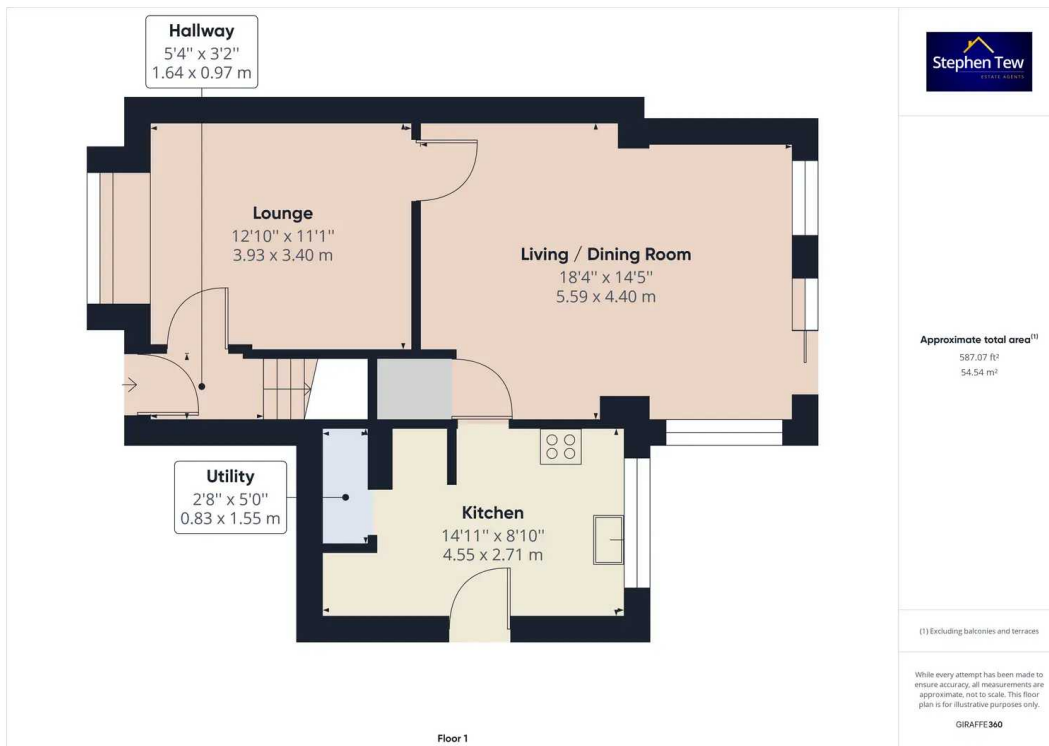
OFF ROAD

1 Parking Space

GARAGE

Single Garage







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