



Cunliffe Road, Blackpool

Lancashire, FY1 6RZ

- **SPACIOUS THREE BEDROOM MID TERRACED HOUSE**
- **BEAUTIFULLY PRESENTED THROUGHOUT**
- **IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT**
- **LOVELY REAR GARDEN, NO CHAIN INVOLVED**

£110,000

EPC Rating '71'



Cunliffe Road, Blackpool, FY1 6RZ



Property Description

Beautifully presented three bedroom mid terraced house, situated in a popular location close to schools, transport links and other local amenities.

Accommodation comprising entrance hall, lounge, modern dining kitchen, three first floor bedrooms and modern bathroom suite. Externally with easily maintained gardens to the front and rear. The property also benefits from gas central heating and double glazing.

Ideal first time buy. No chain involved.

EPC rating: C. Council tax band A.



ENTRANCE HALL

UPVC double glazed exterior door. Stairs to the first floor. Meter cupboard.

LOUNGE

17' 9" x 11' 5" (5.41m x 3.48m)

Double glazed bay window to the front. Central heating radiator. Feature exposed brick chimney breast housing electric fire.

DINING KITCHEN

14' 5" x 7' 0" (4.39m x 2.13m)

A range of modern fitted wall and base units with complementary work surfaces. Tiled splash backs. Stainless steel sink and drainer unit with mixer tap. Plumber for washing machine. Integrated fridge, freezer, electric oven, gas hob and extractor over. Wall mounted boiler. Large under stairs storage cupboard. Central heating radiator. Two double glazed windows. UPVC double glazed exterior door.



STAIRS AND LANDING

Central heating radiator. Loft access.

BEDROOM 1

14' 3" x 8' 5" (4.34m x 2.57m)

Double glazed window to the front. Central heating radiator.



BEDROOM 2

8' 0" x 7' 5" (2.44m x 2.26m)

Double glazed window to the rear. Central heating radiator.

BEDROOM 3

5' 7" x 6' 0" (1.7m x 1.83m)

Double glazed window to the front. Central heating radiator.



BATHROOM


6' 4" x 5' 6" (1.93m x 1.68m)

Modern three piece suite comprising bath with shower over, pedestal wash hand basin and low flush wc. Tiled elevations. Double glazed window to the rear. Central heating radiator.

GARDENS

Easily maintained and well presented decked and artificial lawned rear garden. Enclosed paved garden to the front.



| Energy Efficiency Rating | | Current | Potential |
|---|--|---|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | |
| (81-91) B | | | 89 |
| (69-80) C | | 71 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC  | |

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements