



# **Cunliffe Road, Blackpool**

Lancashire, FY1 6RZ

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

£110,000

EPC Rating '71'







# **Property Description**

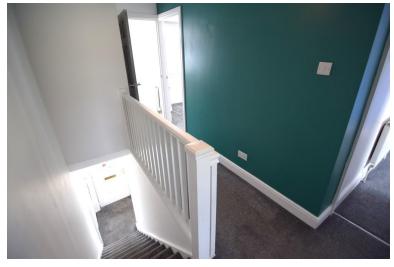
Beautifully presented three bedroom mid terraced house, situated in a popular location close to schools, transport links and other local amenities.

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 gazed 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.









