



90 Layton Road, Blackpool

Blackpool

Offers Over **£135,000**

90 Layton Road

Layton, Blackpool

This Semi Detached House is perfectly designed to cater for comfortable family living. The property comprises an Entrance Hall, Lounge, Dining Room, Sun Lounge and a fitted kitchen, providing ample space for relaxation and entertainment. Upstairs, there are 3 bedrooms and a bathroom, ensuring plenty of room for the whole family. The property benefits from gas central heating and uPVC double glazing, offering warmth and energy efficiency.

Externally, the property boasts a driveway and garage, providing off-road parking and storage options. The easy-to-maintain rear garden is west facing, perfect for enjoying the afternoon and evening sun. With convenience in mind, this property is conveniently placed for local shops and amenities, ensuring all daily needs are just a stone's throw away. To top it off, this property is being offered with no onward chain, allowing for a smooth and hassle-free purchase.

The outside space of this property is equally impressive. The front garden is enclosed and east facing, ensuring privacy and a cheerful start to the day. Double gates provide easy access to the driveway and garage, ensuring convenience and security. The low maintenance gravelled garden to the rear offers a practical space for outdoor activities and social gatherings. With access to the garage, storing garden equipment and bicycles is a breeze. Furthermore, the west-facing orientation guarantees stunning sunsets and an extended period of sun exposure, allowing for the creation of an outdoor oasis.

In conclusion, this Semi Detached House truly offers a comfortable and convenient lifestyle. With spacious interiors, gas central heating, and uPVC double glazing, it is perfect for modern family living with no onward chain, this property is a fantastic opportunity not to be missed.

Council Tax band: B

Tenure: Freehold





Hallway

Radiator, laminate flooring and storage cupboard.

Lounge

17' 8" x 12' 7" (5.39m x 3.84m)

UPVC double glazed box window to the front elevation, radiator, gas fire with brick surround and built in display unit with shelves and cupboards. Double wooden doors with glass panels opening up to the dining room.

Dining Room

8' 10" x 10' 4" (2.68m x 3.14m)

Leading off from the Lounge. UPVC double glazed window to the rear and door leading onto the Sun Lounge, radiator.

Sun Lounge

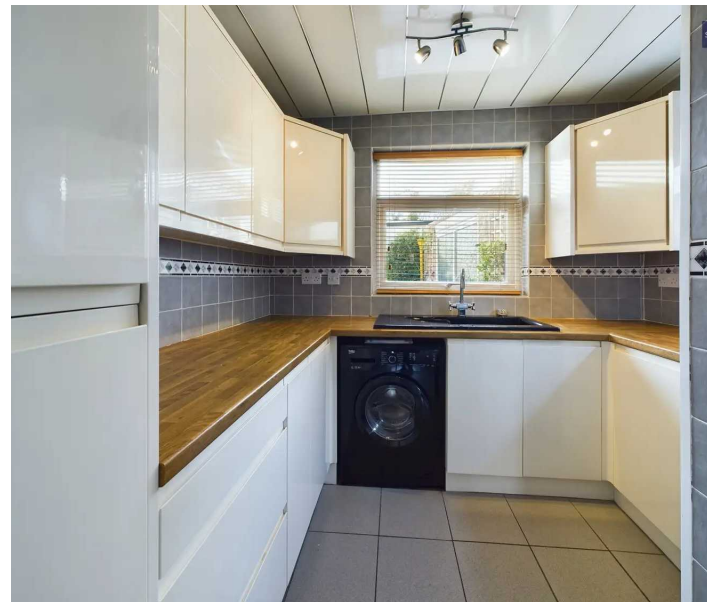
9' 7" x 5' 6" (2.92m x 1.67m)

Part brick and uPVC double glazed windows and double patio doors leading onto the garden.

Kitchen

8' 4" x 8' 9" (2.53m x 2.67m)

UPVC double glazed window to the rear elevation, radiator. A matching range of base and eye level units with fitted worktops, stylish black sink with draining board and mixer tap, integrated fridge and freezer and additional pantry/utility space. UPVC double glazed door leading onto side access.





Landing

Fitted drawers for storage.

Bedroom 1

12' 9" x 8' 5" (3.89m x 2.56m)

UPVC double glazed window to the front elevation, radiator and fitted wardrobes and drawers.

Bedroom 2

9' 11" x 10' 2" (3.02m x 3.11m)

UPVC double glazed window to the rear elevation, radiator and fitted wardrobes.

Bedroom 3

8' 8" x 9' 0" (2.63m x 2.75m)

UPVC double glazed window to the front elevation, radiator and fitted wardrobes and storage cupboards.

Bathroom

5' 4" x 8' 10" (1.63m x 2.68m)

Three piece suite bathroom comprising of low flush WC, wash basin with built in storage cabinet underneath and enclosed shower cubicle. Floor to ceiling tiles, radiator and uPVC double glazed opaque window to the rear elevation.







FRONT GARDEN

East facing enclosed garden to the front. Double gates providing access to the driveway and garage.

REAR GARDEN

Low maintenance gravelled garden to the rear. Access to the garage. West facing.

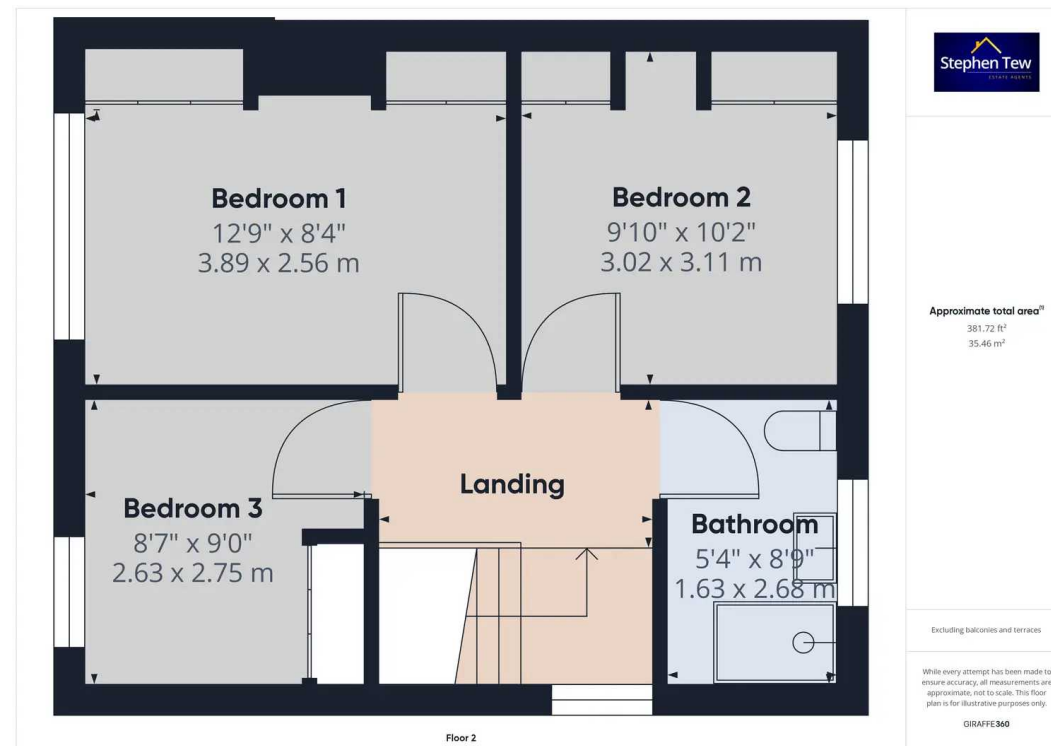
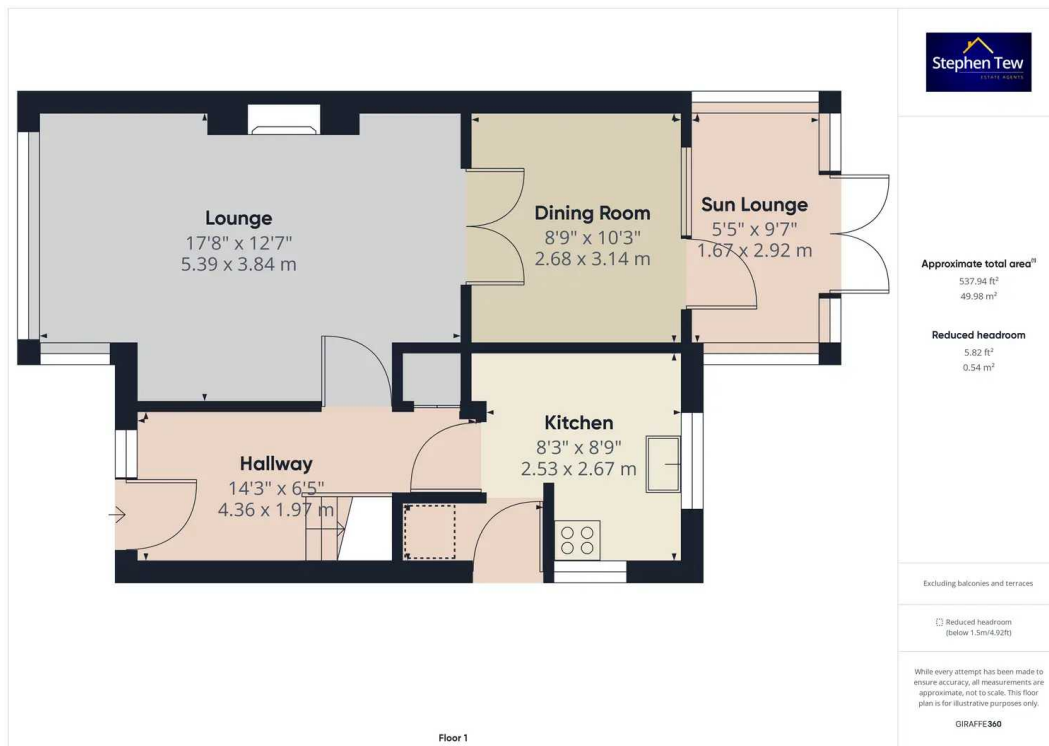
OFF ROAD

1 Parking Space

GARAGE

Single Garage







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