



**105 Layton Road, Blackpool**

Blackpool

Fixed Price **£130,000**



# 105 Layton Road

Layton, Blackpool

Looking for a cosy place to call home? This 3 bedroom terraced house might just tick all your boxes. As you step inside, you'll be greeted by a bright and open plan lounge/diner where you can unwind after a long day. The convenient layout of this property makes it perfect for families or those who enjoy hosting friends for a dinner party. With three bedrooms, there's plenty of room for everyone to have their own space.

Now, let's talk about the outside space. Picture yourself sipping your morning coffee in the garden, enjoying the warmth of the sun as it bathes your face. In the evenings, why not invite some friends over for a barbeque in the east facing rear garden? Not only will you have the luxury of a private outdoor area, but you'll also have easy access to a gated alley, perfect for strolling or biking.

And let's not forget about parking! No need to worry about searching for a spot late at night, as this property comes with on-road parking right in front. Convenience at its finest. So whether you're looking to relax indoors or bask in the outdoor glory, this property has it all.

**Council Tax band: B**

**Tenure: Freehold**





### **Vestibule**

Vestibule entrance leading to hallway with consumer unit.

### **Entrance hall**

Entrance hall leading to first floor landing, dining room and lounge.

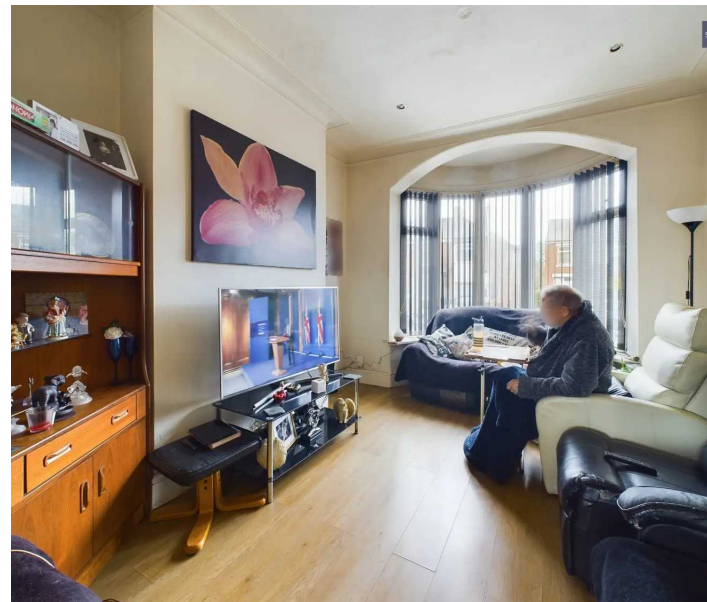
### **Lounge / Dining Area**

Open plan Lounge / Dining Area leading to Kitchen.

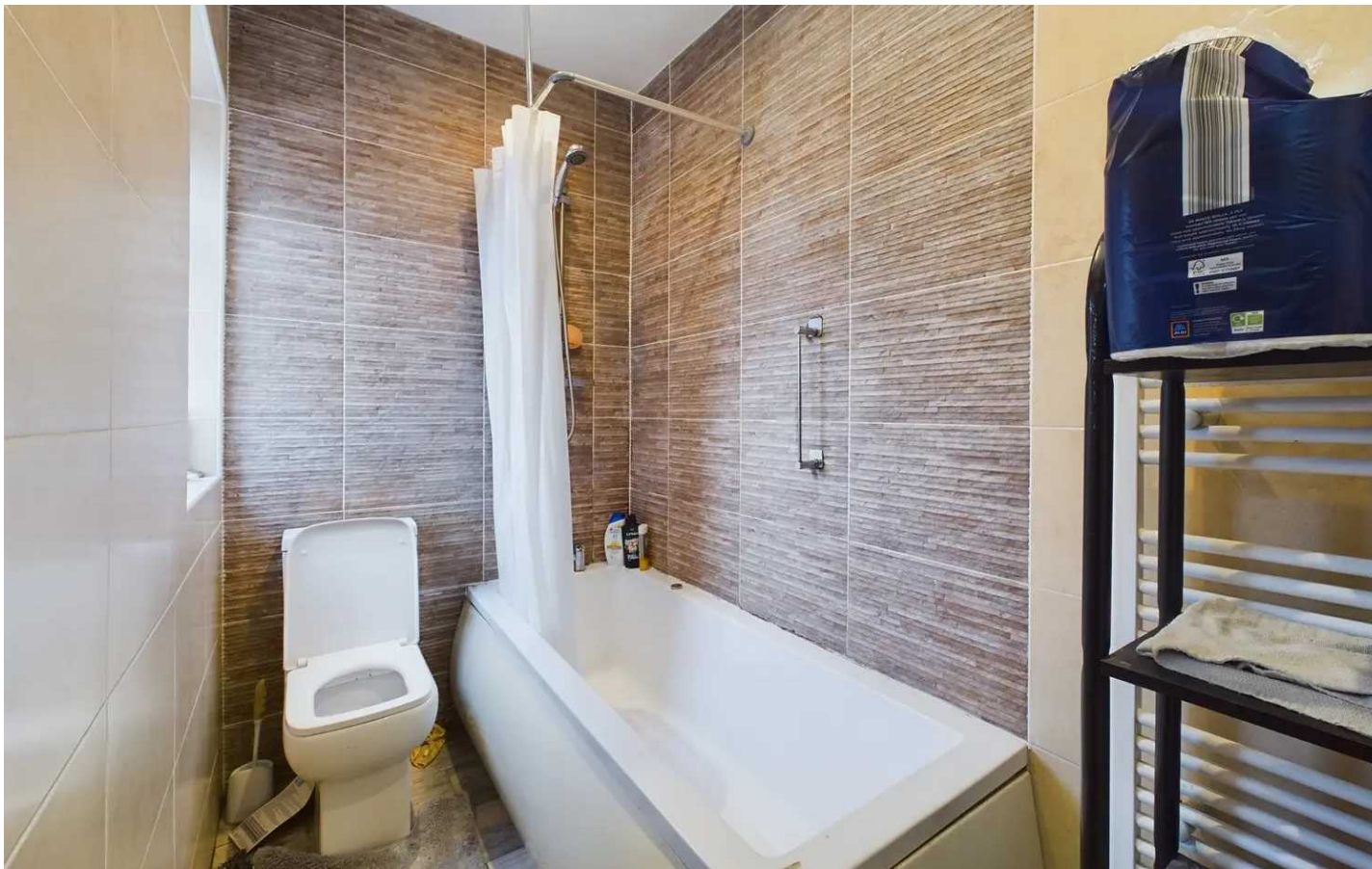
### **Kitchen**

13' 5" x 8' 0" (4.09m x 2.43m)

Kitchen to the rear with access to the garden and storage under stairs. Combination boiler in kitchen cupboard.







### Landing

Landing leading to bedrooms and bathroom.

### Bedroom 1

10' 10" x 12' 8" (3.29m x 3.86m)

Bedroom 1 to the front with bay window and fitted wardrobes

### Bedroom 2

10' 5" x 8' 0" (3.18m x 2.45m)

Bedroom 2 to the rear with UPVC double glazed window to rear.

### Bedroom 3 / Office room

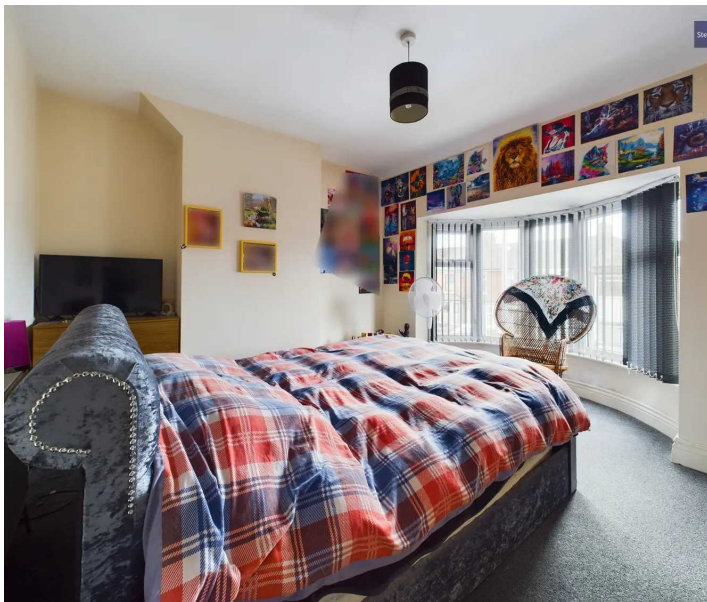
7' 7" x 7' 10" (2.31m x 2.39m)

Bedroom 3 / office. No Window

### Bathroom

4' 8" x 8' 4" (1.41m x 2.54m)

Family Bathroom with 3 piece suite and towel rail. Tiled floor and walls







#### FRONT GARDEN

West facing front garden

#### REAR GARDEN

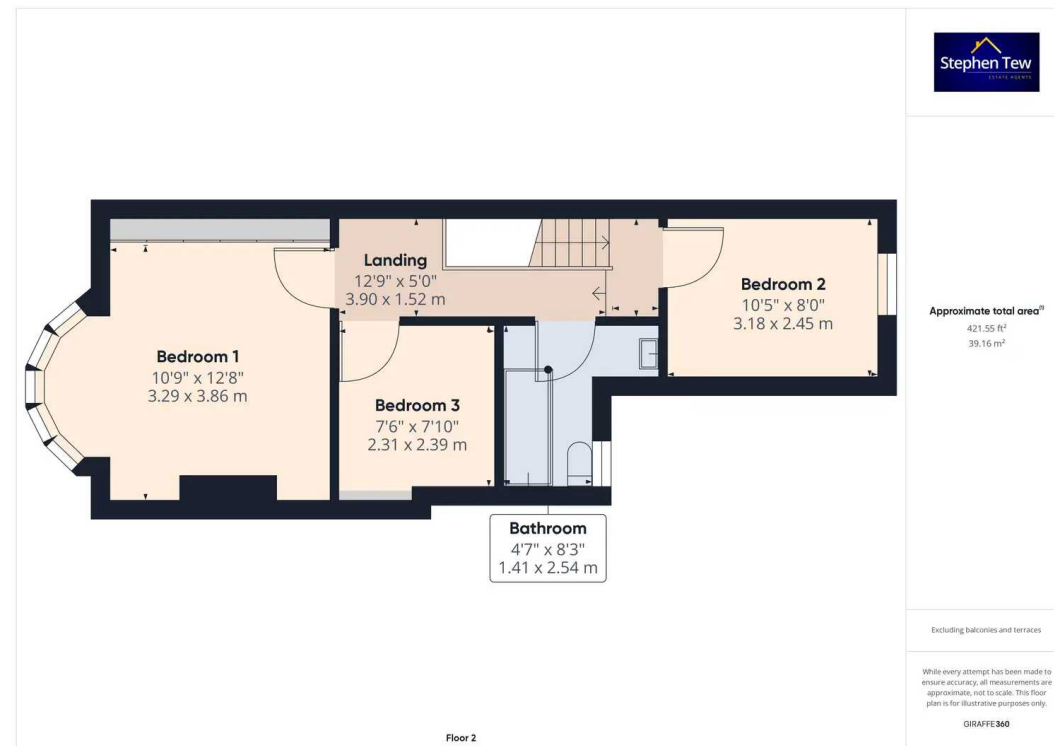
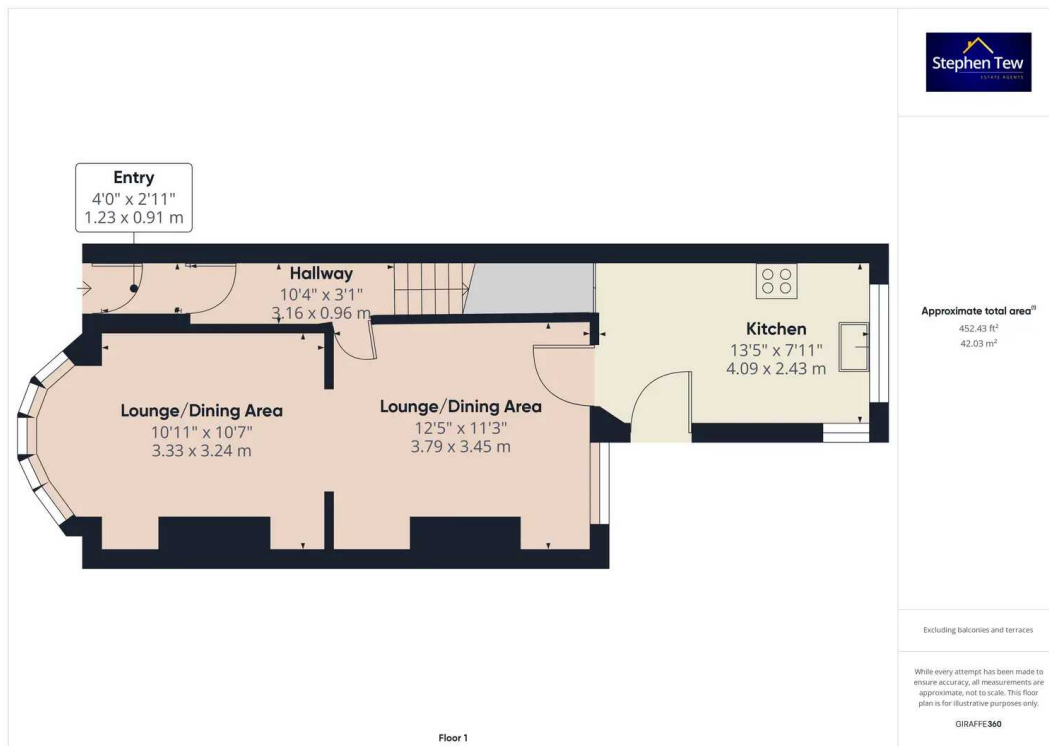
East facing rear garden with access to gated alley

#### ON ROAD

2 Parking Spaces

On Road parking to the front of the property









## Stephen Tew Estate Agents

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