



212 Hornby Road, Blackpool

Lancashire, FY1 4HX

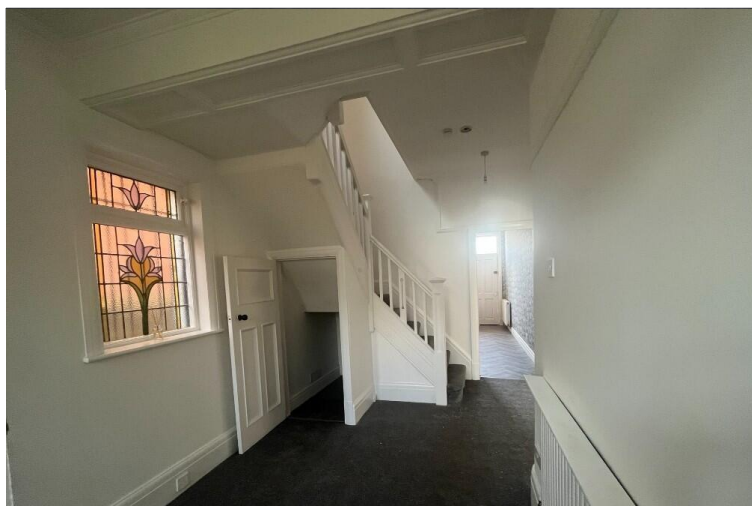
- **LARGE 4 BEDROOM SEMI DETACHED HOUSE**
- **TWO RECEPTION ROOMS**
- **MODERN DINING KITCHEN**
- **BATHROOM WITH SEPARATE WC**

£160,000

EPC Rating '68'



212 Hornby Road, Blackpool, FY1 4HX



Property Description

Deceptively spacious four bedroom semi detached house situated in a popular location close to the town centre, shops, schools, transport links and other local amenities.

Accommodation comprising porch, large entrance hallway, lounge, dining room, modern dining kitchen, four first floor bedrooms and bathroom with separate wc. Externally with easily maintained, enclosed gardens to the front and rear. The property also benefits from gas central heating, majority double glazing, garage and no chain involved.

Available now!



PORCH

Exterior door. Door to hallway. Tiled floor.

ENTRANCE HALLWAY

Central heating radiator. Under stairs storage cupboard. Meter cupboard. Stairs to the first floor.

LOUNGE 17' 8" x 12' 2" (5.40m x 3.71m)

UPVC double glazed bay window to the front. Central heating radiator. Gas fire

DINING ROOM

17' 10" x 12' 2" (5.45m x 3.71m) Double glazed bay window to the rear. Central heating radiator.



KITCHEN

16' 2" x 9' 10" (4.95m x 3.01m) A range of modern fitted wall and base units with complementary work surfaces. Stainless steel sink unit. Electric oven, hob with extractor over. Plumbed for washing machine. Double glazed window to the rear. Door leading to the rear. Central heating radiator.

STAIRS AND LANDING

Double glazed window.

BEDROOM

18' 3" x 12' 0" (5.57m x 3.67m) Double glazed bay window to the front. Central heating radiator.



BEDROOM

17' 10" x 10' 8" (5.46m x 3.27m) Double glazed bay window to the rear. Central heating radiator.

BEDROOM

10' 0" x 9' 3" (3.07m x 2.82m) Double glazed window to the front. Central heating radiator.

BEDROOM

6' 11" x 6' 9" (2.13m x 2.07m) Double glazed window to the side. Central heating radiator.



BATHROOM

Two piece bathroom suite comprising Jacuzzi style bath with shower over and pedestal wash hand basin. Central heating radiator. Double glazed window to the rear. Storage cupboard. Tiled elevations.

SEPARATE WC

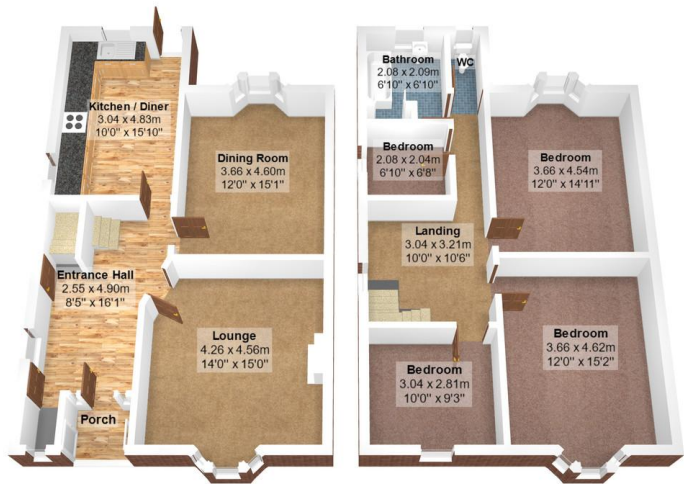
Low flush wc. Double glazed window to the rear.

GARDENS

Enclosed paved garden to the rear with outhouse. Enclosed paved & gravelled area to the front.



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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (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