



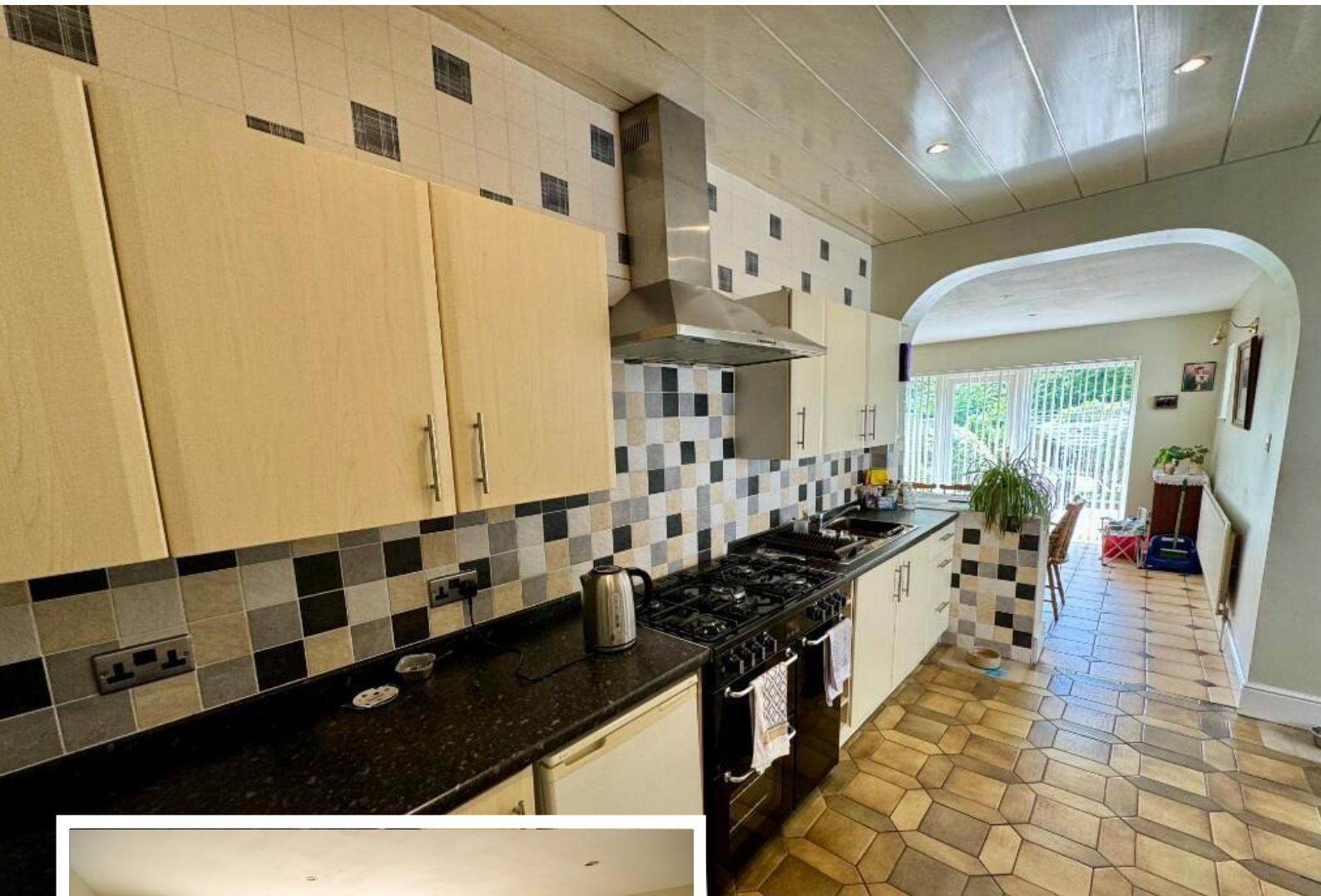
**St. Walburgas Road, Blackpool  
FY3 7EY**

- **Deceptively spacious dormer bungalow**
- **Three bedrooms**
- **Shower room & bathroom**
- **Open plan kitchen/dining room/utility**

**£195,000**

EPC Rating 'TBC'





## Property Description

**Deceptively spacious three bedroom semi detached dormer bungalow offering an abundance of space throughout. The accommodation briefly comprises entrance porch, entrance hall, lounge, open plan kitchen/utility room/dining room/breakfast room, ground floor master bedroom, ground floor shower room, stairs leading to a further two bedrooms and three piece bathroom. The property also boasts off street parking to the front, fantastic enclosed garden to rear, gas central heating and double glazing. Internal viewing highly recommended to appreciate this lovely family home. EPC rating: TBC. Tenure: Freehold. Council tax band: D**



#### ENTRANCE PORCH

UPVC double glazed front entrance door. Tiled flooring. Internal door to:

#### ENTRANCE HALLWAY

Central heating radiator. Large walk-in storage cupboard.

#### GROUND FLOOR SHOWER ROOM

Corner shower cubicle. Vanity wash hand basin. Low flush wc. Tiled walls and floor. Double glazed window to the side elevation. Central heating radiator. Spotlights.



#### LOUNGE

17' 4" x 12' 3" (5.28m x 3.73m) (at widest points) Double glazed bay window to the front elevation. Double glazed window to the side elevation. Feature wall mounted electric fire. Central heating radiator.

#### GROUND FLOOR BEDROOM

13' 8" x 9' 9" (4.17m x 2.97m) Double glazed window to the front elevation. Range of fitted robes, drawers and a dressing table. Central heating radiator.

#### KITCHEN AREA

13' 10" x 13' 8" (4.22m x 4.17m) Range of fitted wall and base units with complimentary work surfaces. Tiled splashbacks. One and a half bowl stainless steel sink unit with mixer tap. Tiled flooring. Central heating radiator. Double glazed window. Open plan to:



#### UTILITY AREA

Fitted wall units. Worktops. Plumbed for an automatic washing machine. Tiled floor. Double glazed window and door leading out to the rear. Open plan to:

#### DINING AREA

13' 9" x 12' 4" (4.19m x 3.76m) Double glazed windows and door to rear. Double glazed window to the side. Central heating radiator. Tiled floor. Open plan to:



#### BREAKFAST ROOM

13' 9" x 7' 9" (4.19m x 2.36m) Central heating radiator. Stairs leading to the first floor accommodation. Open plan to dining room.

#### STAIRS & LANDING

Spacious landing area. Under eaves storage. Double glazed window.



#### BATHROOM

Modern three piece suite comprising corner jacuzzi bath, vanity wash hand basin and low flush wc. Double glazed window. Part tiled walls. Tiled floor. Walk-in storage cupboard housing central heating boiler.

#### BEDROOM TWO

15' 1" x 11' 9" (narrowing to 7'2") (4.6m x 3.58m)  
Three double glazed windows. Central heating radiator.

#### BEDROOM THREE

10' 9" x 9' 6" (3.28m x 2.9m) (at widest points) Three double glazed windows. Central heating radiator. Built-in storage cupboard.



#### EXTERNAL

Easy maintenance paved garden to the rear providing off street parking for one vehicle. Side access gate leading to the rear. Fantastic West facing split level paved garden to the rear (approx. 55') with a variety of planted trees and shrubs. Workshop with side personal door and power.



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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



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	84	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	