



## Glenroy, 5 School Road, Blackpool, FY4 5DS

- **Semi detached true bungalow**
- **Three bedrooms, boarded loft area**
- **Gas central heated, double glazed**
- **Drive, garage, private rear garden**

**£230,000**

EPC Rating 'TBC'





## Property Description

Well presented three bedroom semi detached true bungalow situated in both a popular and convenient location. The accommodation briefly comprises, lounge, kitchen, modern shower room, three bedrooms and loft room accessed via a pull down ladder. Externally the property offers a mature garden area to the front offering off road parking, driveway leading to garage and a good size, private and enclosed garden to the rear. Internal viewing a must.

### LOUNGE

16' 0" x 13' 5" (4.9m x 4.1m) (at widest pints) Double glazed bay window to the front elevation. Laminate flooring. Modern feature radiator.

### BEDROOM ONE

11' 0" x 13' 3" (3.35m x 4.04m) Double glazed window to the front elevation. Central heating radiator.





#### BEDROOM TWO

11' 0" x 13' 3" (3.35m x 4.04m) Double glazed window to rear. Central heating radiator.

#### BEDROOM THREE

11' 3" x 6' 4" (3.43m x 1.93m) Double glazed window. Central heating radiator.

#### BATHROOM

5' 4" x 8' 8" (1.63m x 2.64m) Modern shower room with shower cubicle with electric shower, pedestal wash hand basin and low flush wc. Double glazed window to the rear. Central heating radiator.



#### KITCHEN

13' 8" x 8' 1" (4.17m x 2.46m) Fitted with a range of fitted wall and base units with complimentary works surfaces. Tiled splashbacks. Plumbed for an automatic washing machine. Double glazed window to the rear. Wall mounted central heating boiler. Door to side providing access to the driveway/garden.

#### EXTERNAL

Garden area to the front with mature shrubs providing off road parking. Driveway to the side leading to garage with an up and over door. Private and enclosed garden area to the rear with mature trees and shrubs.



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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

