



17 Westminster Road, North Shore

Blackpool, FY1 2QE

- **BEAUTIFUL 4 BEDROOM MID TERRACED HOUSE**
- **2 RECEPTION ROOMS, MODERN KITCHEN**
- **MODERN BATHROOM, ENCLOSED REAR GARDEN**
- **MOVE IN COSTS £2584**

£1,200 pcm

EPC Rating '55'





Property Description

Beautifully presented four bedroom mid terraced house, offering substantial living accommodation throughout making it an ideal family home. Situated in a popular location close to shops, schools, transport links, the promenade and other local amenities.

Accommodation comprising vestibule, hallway with two storage cupboards, lounge, dining room open to modern kitchen, three first floor bedrooms [two with fitted furniture], modern three piece bathroom and bedroom to the second floor with built in storage cupboards. Externally with easily maintained gardens to the front & rear and the benefit of a double garage with up & over electric door. The property also boasts gas central heating and double glazing.

1 months rent in advance and 5 weeks rent as deposit.





- EPC - C
- PETS - NO
- RISK OF FLOODING - NO
- PARKING AVAILABLE - GARAGE
- ACCESS OR MOBILITY LIMITATIONS - NO
- BROADBAND AVAILABLE - NO
- MONTHLY RENT [HOW OFTEN ITS PAID] - £1,200.00 MONTHLY
- TENANCY LENGTH - 6 MONTHS INITIALLY
- COUNCIL TAX BAND - BAND C
- DEPOSIT AMOUNT - £1,384.00
- HOLDING DEPOSIT AMOUNT - £276.92
- UTILITIES INCLUDED - NO
- WHO IS RESPONSIBLE FOR PAYING BILLS - TENANT



ENTRANCE PORCH

Meter cupboard. Door through to hallway.

ENTRANCE HALL

Walk in storage cupboard. Understairs storage cupboard. Stairs to the first floor landing.

LOUNGE

16' 9" x 12' 3" (5.11m x 3.73m) Double glazed bay window. Central heating radiator. Ornate feature fireplace housing living flame gas fire.

DINING ROOM

17' 2" x 12' 3" (5.23m x 3.73m) Double glazed window. Central heating radiator. Open to:



KITCHEN

19' x 6' 2" (5.79m x 1.88m) Modern fitted range of built in units with complimentary works surfaces. Five ring gas hob and oven. Central heating radiator. Plumbed for an automatic washing machine. Sink and drainer unit. Cupboard housing central heating boiler. Two double glazed windows. Double glazed door leading out to the rear.



STAIRS AND LANDING

Stairs leading to loft room

BEDROOM ONE

16' 6" x 10' 2" (5.03m x 3.1m) Double glazed window to front. Central heating radiator. Built-in modern robes and drawers.

BEDROOM TWO

16' 8" x 10' 5" (5.08m x 3.18m) Double glazed bay



window to rear. Central heating radiator. Built-in modern robes and drawers.

BEDROOM THREE

8' 9" x 7' 5" (2.67m x 2.26m) Double glazed window. Central heating radiator.

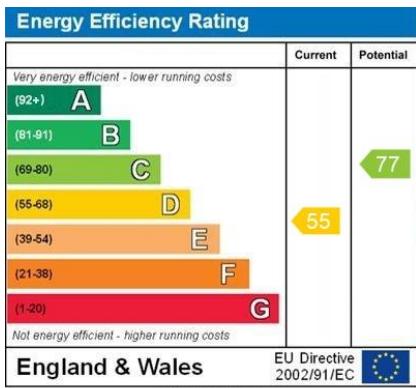
BATHROOM

Modern fitted three piece suite comprising jacuzzi bath with shower over, low flush wc and vanity wash hand basin. Central heating radiator. Complimentary tiled walls. Two double glazed windows.



EXTERNAL

Paved raised garden area to the front. Easy maintenance enclosed garden area to the rear with a decked, paved and artificial lawn area. Double garage with 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 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