• Spacious Four Bedroom End-Terraced House
• Lounge, Dining Room, Kitchen Diner
• Modern Bathroom Suite, Off Road Parking, Garage
• Double Glazing, Gas Central Heating

Talbot Road, Layton, Blackpool, FY3

CHARACTERFUL AND SPACIOUS FOUR BEDROOM BAY FRONTED END-TERRACED FAMILY HOME - TWO SPACIOUS RECEPTION ROOMS - FITTED KITCHEN DINER - SUN ROOM - MODERN THREE-PIECE BATHROOM SUITE - DOUBLE GLAZING - GAS CENTRAL HEATING - GARAGE AND DRIVEWAY TO REAR - NO CHAIN DELAY.

£155,000
INTRODUCTION
Located within walking distance of the OFSTED 'Outstanding' Layton Primary School. Local shops, library and transport links. Just a short distance to the beach. The property benefits from having a recently fitted combi boiler with a five year warranty from the date of installation.

ENTRANCE HALL
Inviting entrance hallway with fitted carpet, staircase leading to first floor with storage space under and doors leading into;

LOUNGE
15' 0" x 14' 4" (4.59m x 4.39m) Double glazed bay window to front, double radiator, fitted carpet, feature fireplace, door to dining room.

DINING ROOM
15' 9" x 13' 8" (4.82m x 4.17m) Double glazed bay window to side, double radiator, fitted carpet, feature exposed brick, wood burning fireplace.

KITCHEN/DINER
14' 2" x 9' 6" (4.34m x 2.9m) Fitted with a matching range of base and eye level units with worktop space over and drawers, 1+1/2 bowl sink unit with single drainer and mixer tap, plumbing for washing machine and dishwasher, space for fridge/freezer and cooker, double glazed windows to side, radiator, tiled flooring, door to:

SUN ROOM
14' 1" x 8' 6" (4.31m x 2.61m) Doors to side and rear garden.

LANDING

BEDROOM 1
18' 9" x 12' 9" (5.73m x 3.89m) Two double glazed windows to front, double radiator, fitted carpet, opening into;
ENSUITE
Fitted with a wash hand basin and tiled shower enclosure, tiled surround.

BEDROOM 2
12’ 11” x 12’ 5” (3.94m x 3.8m) Two double glazed windows to side, radiator, fitted carpet.

BEDROOM 3
9’ 7” x 9’ 7” (2.94m x 2.93m) Double glazed window to rear, radiator, fitted carpet.

BATHROOM
Fitted with a modern three-piece suite comprising panelled bath, wash hand basin and low-level WC, tiled surround, window to side, radiator.

SECOND FLOOR

BEDROOM 4
18’ 0” x 14’ 3” (5.51m x 4.36m) Skylight window, fitted carpet and opening through to;

ENSUITE WASH ROOM
Fitted with a pedestal wash hand basin and skylight window.

GARAGE
Located to the rear is a single garage with manual up and over door.

GARDENS
Surrounding the property are fabulous, very established gardens, majority laid to lawn with planted borders and a vegetable patch planted area. The front garden faces south. Double gates to the rear provide access to the garage.