



# ABBOTSFORD ROAD, BLACKPOOL FY3

## OFFERS IN THE REGION OF £120,000

A very well presented mid garden terraced house situated in a sought after residential location within easy reach of Stanley Park with all its sports and recreational facilities. Internal viewing is highly recommended to appreciate this lovely home which briefly comprises, hall, lounge, fitted kitchen/diner, three bedrooms, modern bathroom, upvc double glazing, gas central heating, gardens, potential for off street parking.





## GROUND FLOOR

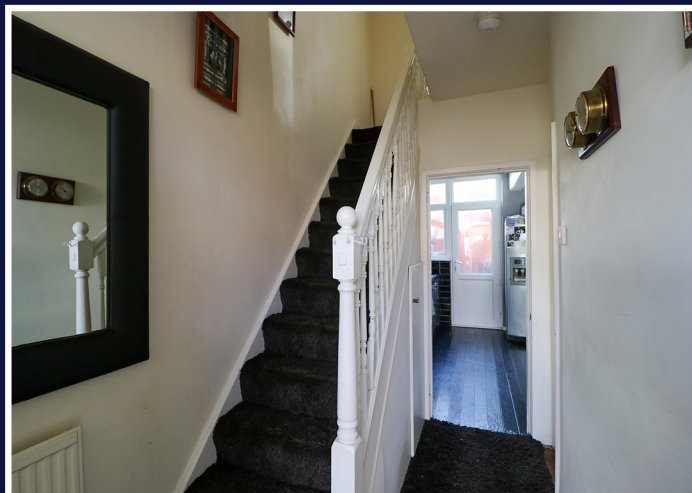
**Hallway:** Upvc main entrance door with double glazed window to the side, radiator.

**Lounge:** 14' 2" x 10' 3" (4.31m x 3.12m)

Exposed brick fireplace, polished wood floor, upvc double glazed bay window, radiator.

**Living/Kitchen/Diner:** 16' 2" x 13' 0" (4.92m x 3.96m)

A modern range of fitted wall and base units with complementary work surfaces and central Island unit, inset sink, built in electric oven with a five ring gas hob and extractor hood over. plumbed for autowasher, part tiled walls to unit area. exposed brick fireplace, small feature bar to alcove, upvc double glazed half bay window, upvc double glazed windows and door through to the rear garden, radiator.









## FIRST FLOOR

**Bedroom:** 14' 5" x 10' 0" (4.39m x 3.05m)

Upvc double glazed bay window, fitted wardrobes to one wall, radiator.

**Bedroom:** 13' 4" x 10' 0" (4.06m x 3.05m)

Upvc double glazed half bay window, radiator.

**Bedroom:** 7' 0" x 6' 0" (2.13m x 1.83m)

Upvc double glazed window, wall mounted combi central heating boiler, radiator.

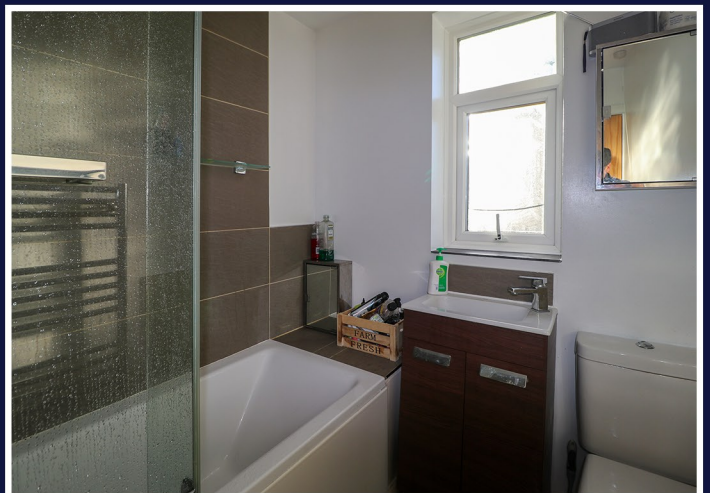
**Bathroom:** 6' 10" x 5' 10" (2.08m x 1.78m) A

modern fitted bathroom comprising an L shaped bath with shower over and screen, vanity wash hand basin and low flush WC. Part tiled walls and tiled floor, heated towel rail, upvc double glazed window.

## OUTSIDE

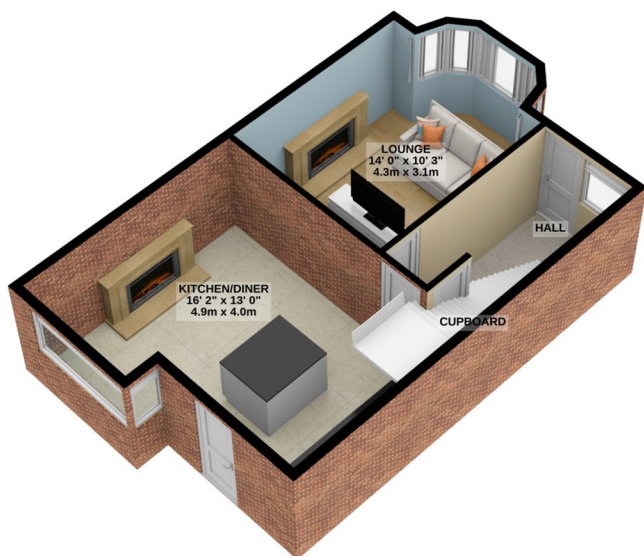
**Front Garden:** Open gravelled front garden with the potential for off street parking.

**Rear Garden:** Approximately 50' in length to the rear with lawned and concreted areas. Brick outhouse.

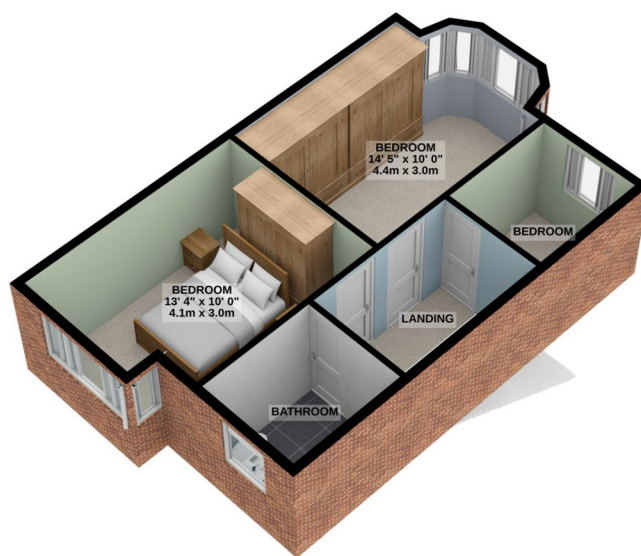


  
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GROUND FLOOR  
393 sq.ft. (36.5 sq.m.) approx.



1ST FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 788 sq.ft. (73.2 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83   B    |
| 69-80 | C             |         |           |
| 55-68 | D             | 64   D  |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

  
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