



DUNELT ROAD, BLACKPOOL FY1

OFFERS IN THE REGION OF £125,000

A spacious traditional semi detached true bungalow situated in a popular residential location of South Shore. The accommodation briefly comprises, vestibule, hall, lounge, dining room, Fitted Kitchen, two double bedrooms, shower room, Mainly double glazed, gas central heating, front garden, large rear garden, driveway parking, summer house/garden room converted from the garage ideal for those looking for a home office, Viewing recommended to appreciate.



ACCOMMODATION COMPRISES

Vestibule: Main entrance door.

Hallway:

Lounge: 16' 5" x 12' 3" (5.00m x 3.73m)

Gas fire, coved ceiling, radiator, upvc double glazed bay window.

Dining Room: 16' 6" x 9' 0" (5.03m x 2.74m)

Upvc double glazed window, two radiators.

Kitchen: 14' 0" x 9' 0" (4.26m x 2.74m)

Fitted wall and base units with complementary work surfaces, stainless steel sink unit, built in electric oven with a gas hob, mainly tiled walls, single glazed side window, upvc double glazed window and rear door.



ACCOMMODATION (CONTINUED)

Bedroom: 13' 0" x 12' 0" (3.96m x 3.65m)

Fitted wardrobes, over bed cupboards and matching bedside cabinets, Upvc double glazed bay window, radiator.

Bedroom: 10' 9" x 9' 0" (3.27m x 2.74m)

Upvc double glazed bay window, radiator.

Shower Room: 6' 6" x 6' 0" (1.98m x 1.83m)

Cubicle shower, pedestal wash hand basin and low flush WC. fully tiled walls and floor, heated towel rail, upvc double glazed window.

OUTSIDE

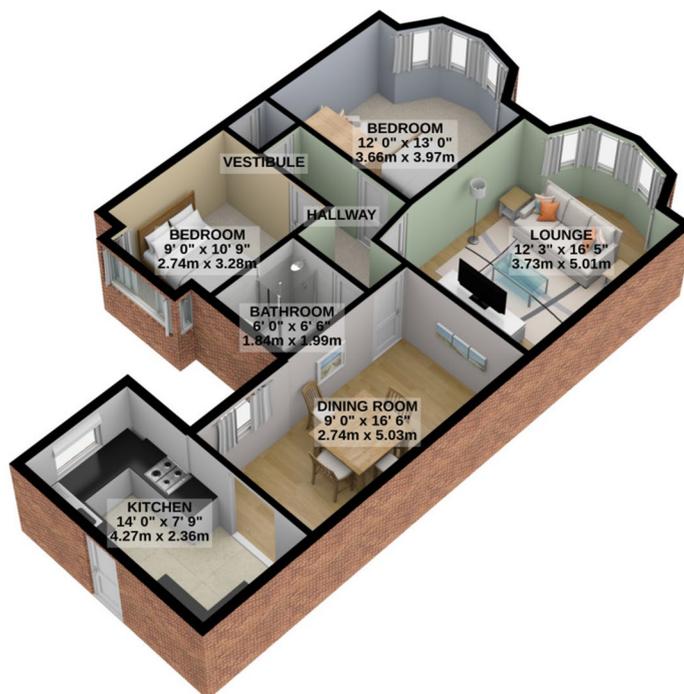
Front Garden: Front garden and driveway to the side with off street parking.

Rear Garden: A large rear garden with a sunny westerly aspect, lawned and paved sections with established planted borders comprising a variety of trees, shrubs and bushes. Summer House/Garden Rooms converted from the garage with the garage door still in situ. Two inter connecting rooms measuring 14'2" x 12' and 12' x 11'. Tiled flooring, double glazed windows and doors through to the rear garden.





GROUND FLOOR
774 sq.ft. (71.9 sq.m.) approx.



TOTAL FLOOR AREA : 774 sq.ft. (71.9 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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**AWAITING
ENERGY PERFORMANCE CERTIFICATE**



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