



## ANSDELL ROAD, BLACKPOOL FY1

### OFFERS IN THE REGION OF £95,000

A substantial traditional garden terraced house situated in a convenient residential location, the very well presented accommodation briefly comprises, hall, lounge, dining room, modern fitted kitchen, three bedrooms, family bathroom, gas central heating, upvc double glazing, gardens, large garage to rear. Viewing highly recommended.



## GROUND FLOOR

**Hallway:** Upvc double glazed main entrance door, radiator.

**Lounge:** 15' 0" x 12' 7" (4.57m x 3.83m)  
Upvc double glazed bay window, period fireplace with a living flame gas fire, radiator.

**Dining Room:** 13' 8" x 13' 5" (4.16m x 4.09m)  
Period fireplace with a gas fire, double radiator, upvc double glazed window, open through to the kitchen.

**Kitchen:** 10' 8" x 8' 1" (3.25m x 2.46m)  
Part tiled walls, wall mounted Vaillant central heating combi boiler, modern fitted wall and base units with complementary work surfaces, stainless steel sink unit, built in electric oven with a gas hob, upvc double glazed window and door.



## FIRST FLOOR

**Bedroom:** 13' 6" x 11' 5" (4.11m x 3.48m)

Upvc double glazed window to rear elevation, radiator.



**Bedroom:** 12' 3" x 9' 10" (3.73m x 2.99m)

Upvc double glazed window overlooking front, double radiator.

**Bedroom:** 9' 4" x 6' 10" (2.84m x 2.08m)

Upvc double glazed window, radiator.

**Family Bathroom:** 10' 8" x 8' 0" (3.25m x 2.44m)

Panelled bath with mixer tap shower and screen, pedestal wash hand basin, low flush WC. Heated towel rail, Upvc double glazed window.



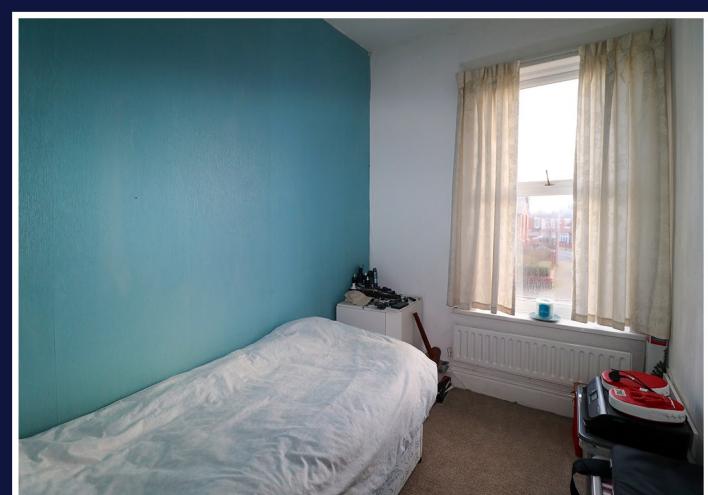
## OUTSIDE

**Front Garden:** Walled front garden with lawn and paths.

**Rear Garden:** Good sized rear garden with gated access allowing access to the garage.

**Garage:** 24' 0" x 12' 0" (7.31m x 3.65m)

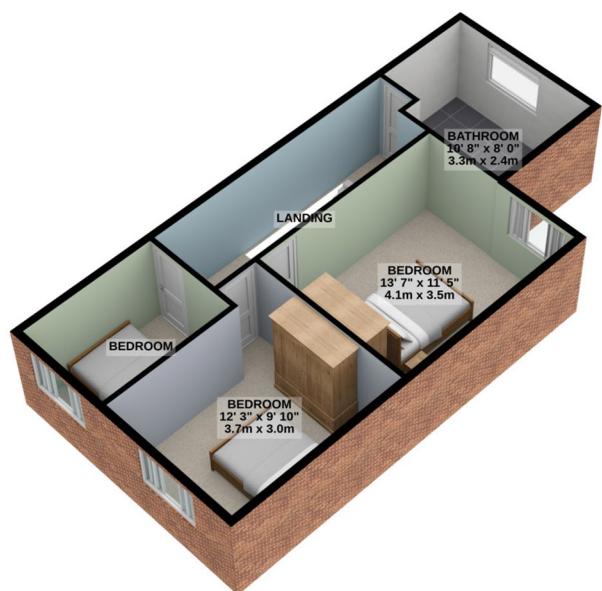
A large garage with double doors.



GROUND FLOOR  
539 sq.ft. (50.0 sq.m.) approx.



1ST FLOOR  
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA : 1056 sq.ft. (98.1 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

  
**MCKENZIE**  
THE REAL ESTATE AGENT  
**78 TOPPING STREET**  
**BLACKPOOL FY1 3AD**  
**01253 499007**  
**MCKENZIEESTATES.CO.UK**  
**INFO@MCKENZIEESTATES.CO.UK**

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