



ANSDELL ROAD, BLACKPOOL FY1

OFFERS IN THE REGION OF £75,000

Spacious mid garden terrace in need of some refurbishment but benefitting from combi gas central heating and upvc double glazing. Briefly comprises, hall, lounge, dining room, 18' fitted kitchen, three bedrooms, bathroom, gardens front and rear. Ideal buy to let.

GROUND FLOOR

Hallway: Upvc main entrance door with a double glazed window over.

Lounge: 16' 0" x 11' 4" (4.87m x 3.45m)
Upvc double glazed bay window. Radiator.

Dining Room: 11' 1" x 10' 10" (3.38m x 3.30m)
Double doors through to the lounge. Upvc double glazed half bay window, radiator, open through to the kitchen.

Kitchen: 18' 3" x 5' 9" (5.56m x 1.75m)
Fitted wall and base units, stainless steel sink unit, oven and hob, two upvc double glazed windows and door through to the rear garden.

FIRST FLOOR

Bedroom: 13' 2" x 10' 3" (4.01m x 3.12m)
Upvc double glazed bay window, radiator.

Bedroom: 11' 9" x 10' 8" (3.58m x 3.25m)
Vaillant combi boiler, radiator, upvc double glazed window.

Bedroom: 7' 7" x 6' 8" (2.31m x 2.03m)
Upvc double glazed window, radiator.

Bathroom: 6' 0" x 5' 5" (1.83m x 1.65m)
Panelled bath, pedestal wash hand basin and low flush WC. Upvc double glazed window. Mixer tap shower, tiled to three walls.

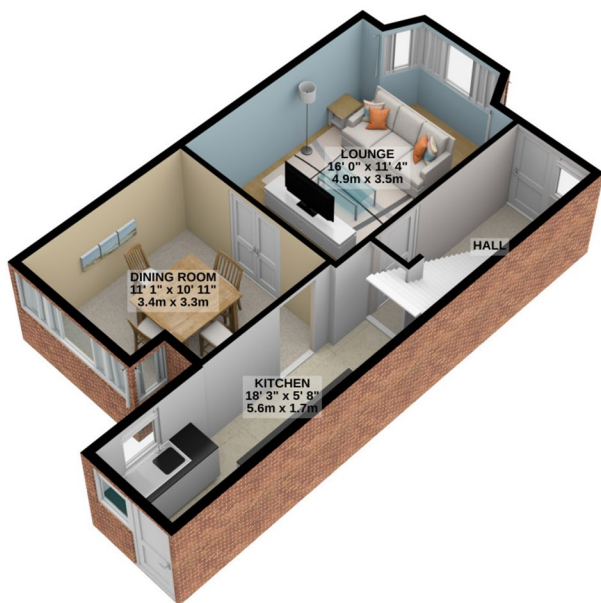
OUTSIDE

Gardens to the front and rear.

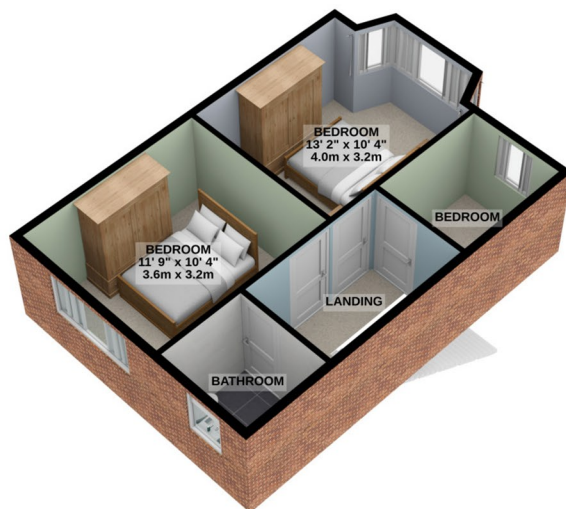


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GROUND FLOOR
449 sq.ft. (41.7 sq.m.) approx.



1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 840 sq.ft. (78.1 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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Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not energy efficient - higher running costs

Current	Potential
56	79



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