



REDCAR ROAD, BLACKPOOL FY1

OFFERS IN THE REGION OF £125,000

A lovely very well presented traditional mid garden terraced house situated in a popular residential location just a short walk from Gynn Gardens and the Promenade. Internal viewing is recommended and will reveal accommodation briefly comprising, vestibule, hall, lounge, dining room, fitted kitchen, three bedrooms, family bathroom, upvc double glazing, gas central heating, gardens.



GROUND FLOOR

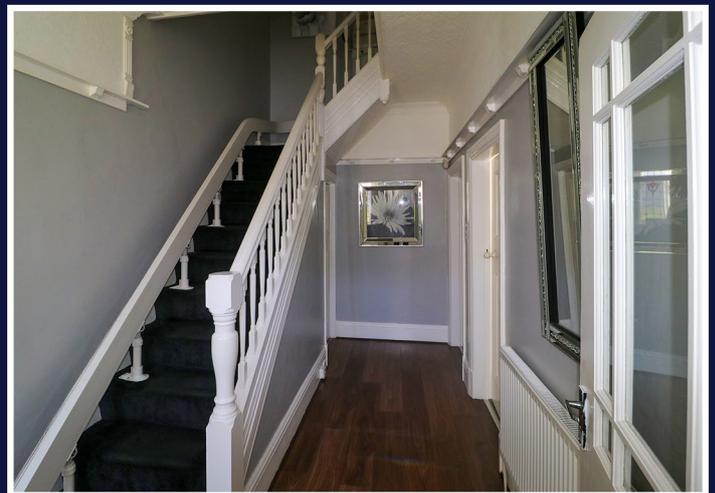
Vestibule: Upvc double glazed main entrance door.

Hall: Upvc double glazed stained leaded glass window, radiator, understairs storage cupboard.

Lounge: 16' 0" x 12' 0" (4.87m x 3.65m) Upvc double glazed bay window, coved ceiling, radiator.

Dining Room: 17' 0" x 12' 0" (5.18m x 3.65m) Upvc double glazed bay window, radiator, open plan through to the kitchen.

Kitchen: 10' 5" x 7' 7" (3.17m x 2.31m) Fitted wall and base units with complementary work surfaces, double radiator. Upvc double glazed window. Extends to 16ft into walkway with upvc double glazed door through to the rear garden.





FIRST FLOOR

Bedroom: 16' 3" x 11' 7" (4.95m x 3.53m)

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

Bedroom: 17' 0" x 12' 0" (5.18m x 3.65m)

Fitted wardrobes to one wall, radiator, upvc double glazed bay window.

Bedroom: 10' 0" x 8' 0" (3.05m x 2.44m)

Upvc double glazed window, radiator.

Family Bathroom: 10' 5" x 7' 7" (3.17m x 2.31m)

A modern wet room style bathroom with shower area, panelled bath, pedestal wash hand basin, low flush WC. Fully tiled walls, extractor fan, heated towel rail.

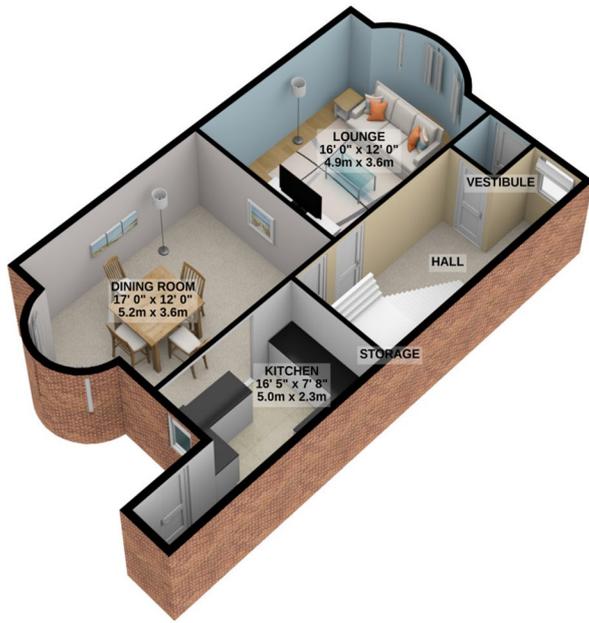
OUTSIDE

Front Garden: Walled front yard.

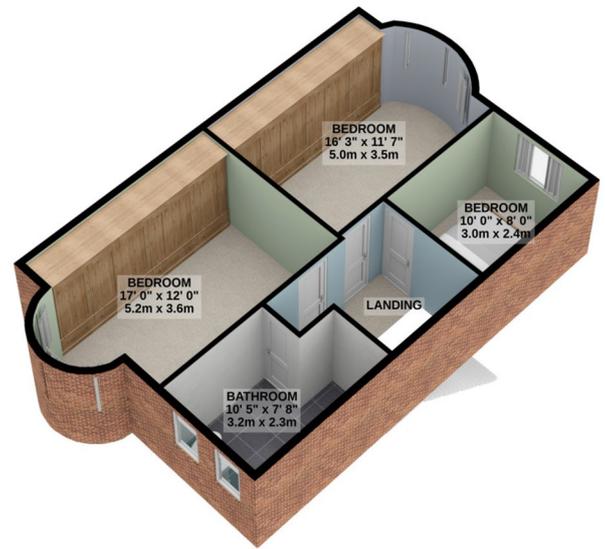
Rear Garden: Gravelled rear garden with a central paved pathway and planted borders. Paved patio area. Brick outhouse plumbed for auto washer.



GROUND FLOOR
604 sq.ft. (56.1 sq.m.) approx.



1ST FLOOR
585 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA : 1190 sq.ft. (110.5 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		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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