



ADDISON CRESCENT, BLACKPOOL FY3

OFFERS IN THE REGION OF £105,000

Situated in a popular residential location inland of the town centre and within easy reach of Stanley Park and Victoria Hospital, this spacious end garden terraced house briefly comprises hall, lounge, kitchen/diner, study, three bedrooms, bathroom, upvc double glazed, gas central heating, over 50ft rear garden, off street parking, ideal buy to let or first time buy.



GROUND FLOOR

Entrance Hall: Upvc double glazed main entrance door.

Lounge: 19' 6" x 10' 0" (5.95m x 3.05m)

Part tiled walls, fitted wall and base units with complementary work surfaces, stainless steel sink unit, breakfast bar, radiator, upvc double glazed windows and door through to the rear garden.

Kitchen/Diner: 19' 6" x 10' 0" (5.95m x 3.05m)

Part tiled walls, fitted wall and base units with complementary work surfaces, stainless steel sink unit, breakfast bar, radiator, upvc double glazed windows and door through to the rear garden.

Study: A spacious under stairs room previously used as a study. Upvc double glazed window.



FIRST FLOOR

Landing: Upvc double glazed window.

Bedroom: 13' 0" x 11' 8" (3.95m x 3.55m)

Upvc double glazed window, radiator. Fitted wardrobes, cupboards, drawers and display niches.

Bedroom: 11' 3" x 10' 0" (3.44m x 3.05m)

Upvc double glazed window, radiator.

Bedroom: 9' 8" x 7' 8" (2.95m x 2.33m)

Upvc double glazed window, radiator.

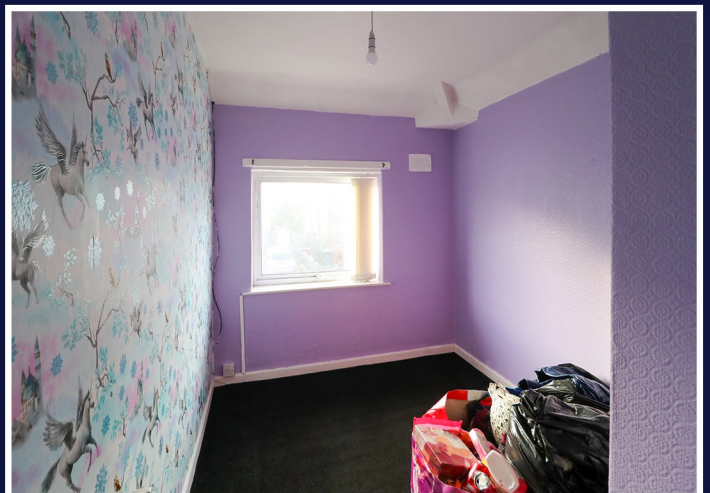
Bathroom: 7' 7" x 6' 3" (2.31m x 1.91m)

Upvc double glazed window, heated towel rail, panelled bath with a shower over and screen, pedestal wash hand basin and a low flush WC.

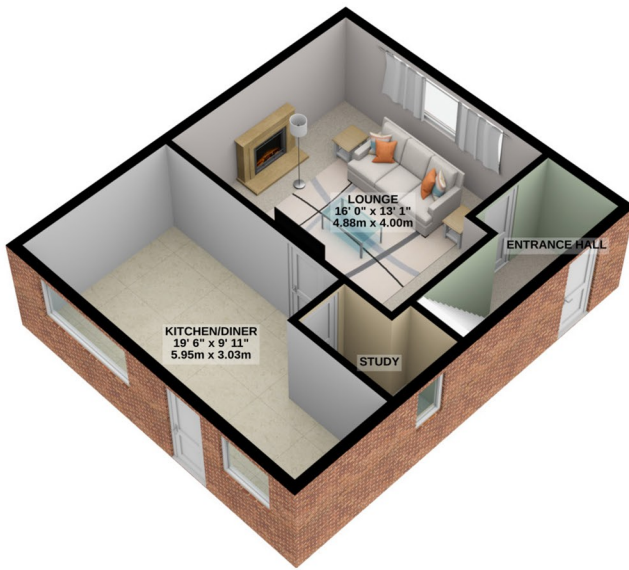
OUTSIDE

Front Garden: Paved front garden with a driveway to the side providing for off street parking.

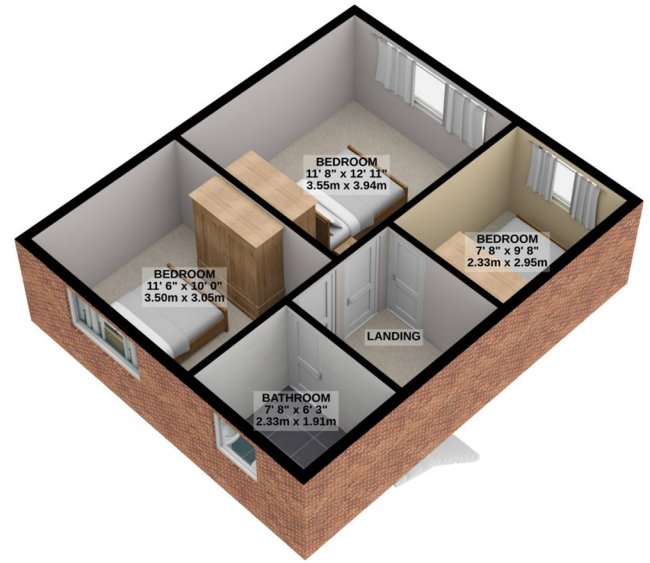
Rear Garden: Good sized rear garden over 50ft in length and mainly paved.



GROUND FLOOR
450 sq.ft. (41.8 sq.m.) approx.



1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 900 sq.ft. (83.6 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		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		


MCKENZIE
 THE REAL ESTATE AGENT

78 TOPPING STREET
BLACKPOOL FY1 3AD

01253 499007

MCKENZIEESTATES.CO.UK
INFO@MCKENZIEESTATES.CO.UK

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