



## 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.



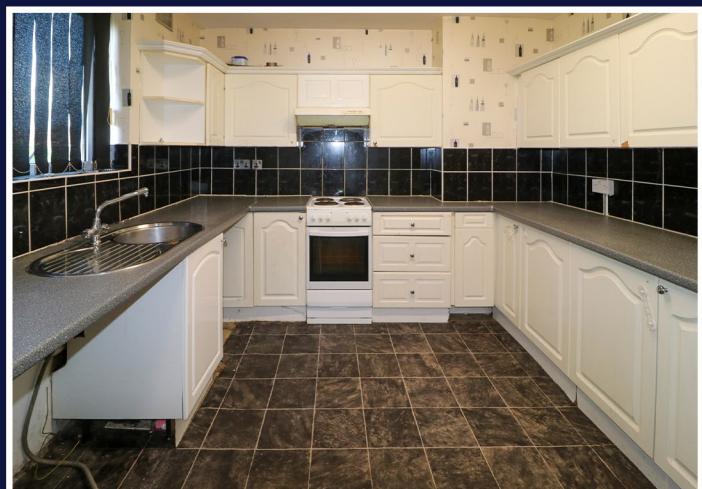
## GROUND FLOOR

**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)

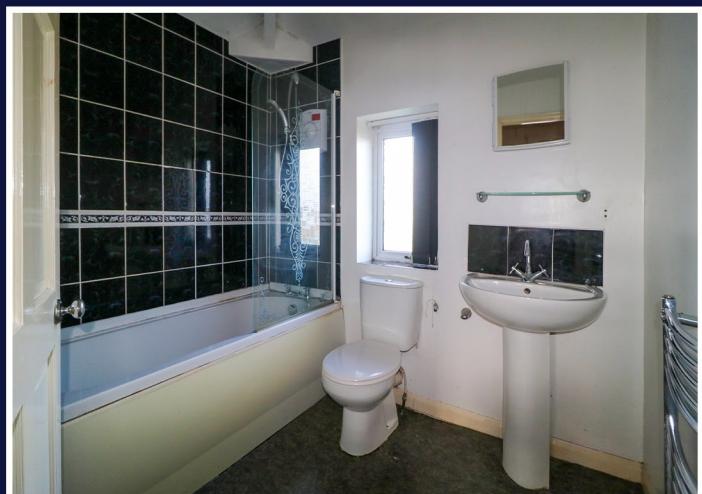
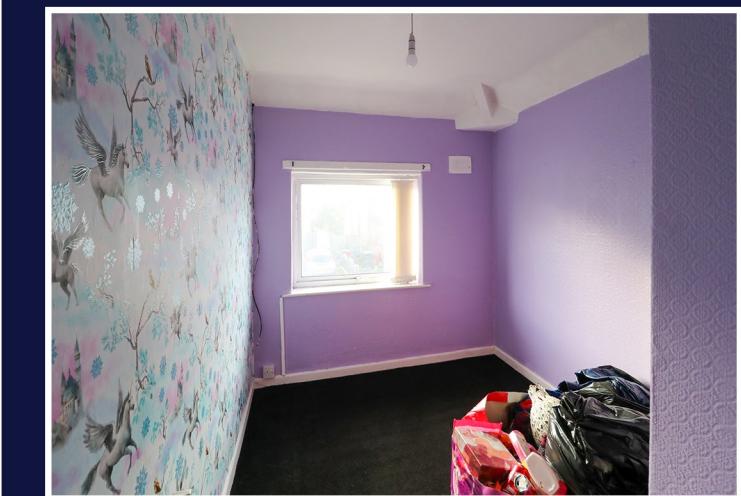
Upvc double glazed window, radiator.



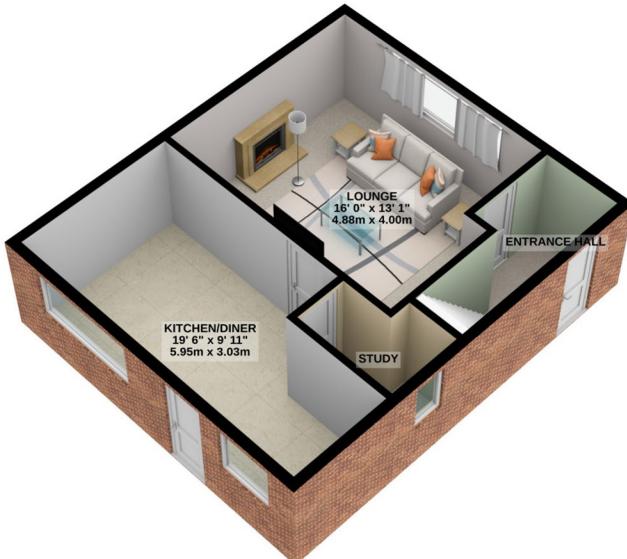
## OUTSIDE

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

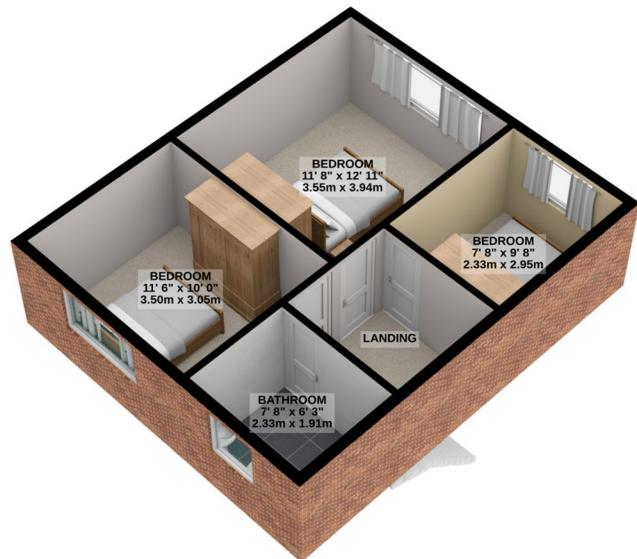
**Rear Garden:** Good sized rear garden over 50ft in length and mainly paved.



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		

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