



SUTHERLAND ROAD, BLACKPOOL FY1

OFFERS IN THE REGION OF £105,000

A well presented traditional mid garden terraced house situated in a convenient residential location, North of Blackpool town centre. Internal viewing is highly recommended to appreciate the accommodation on offer which briefly comprises: Vestibule, Hall, Lounge, Dining Room, Fitted Kitchen, Three Bedrooms, Modern Bathroom, Upvc Double Glazing, Gas Central Heating, Gardens. Ideal first time buy or buy to let.



GROUND FLOOR

Vestibule: Composite double glazed entrance door. Tiled walls and floor.

Hallway: Coved ceiling, original stained leaded glass window, radiator, understairs storage cupboard.

Lounge: 14' 4" x 11' 3" (4.36m x 3.44m)
Picture rail, coved ceiling, radiator, Upvc double glazed bay window.

Dining Room: 14' 5" x 11' 3" (4.4m x 3.44m)
Picture rail, coved ceiling, radiator, Upvc double glazed window.



GROUND FLOOR (CONTINUED)

Kitchen: 17' 3" x 7' 5" (5.27m x 2.25m)

Fitted wall and base units with complementary work surfaces, built in electric oven with a 5 ring gas hob and extractor hood, radiator, Upvc double glazed windows and exit door.

FIRST FLOOR

Bedroom: 12' 3" x 11' 4" (3.73m x 3.46m)

Upvc double glazed window, radiator.

Bedroom: 12' 5" x 11' 4" (3.78m x 3.46m)

Upvc double glazed window, radiator.

Bedroom: 9' 2" x 7' 7" (2.80m x 2.30m)

Upvc double glazed window, radiator.

Bathroom: 7' 8" x 7' 5" (2.33m x 2.27m)

P-Shaped bath with shower over and screen, pedestal wash hand basin, low flush WC, heated towel rail, Upvc double glazed windows.

OUTSIDE

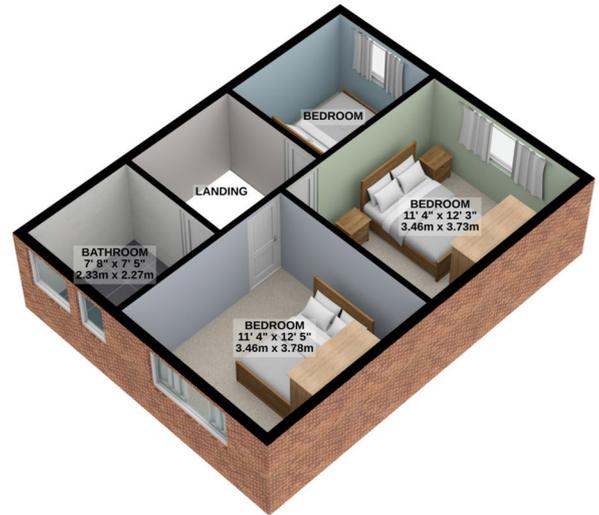
Gardens: Walled front garden with a hedge. Paved rear yard with a storage shed.



GROUND FLOOR
552 sq.ft. (51.3 sq.m.) approx.



1ST FLOOR
455 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 1006 sq.ft. (93.5 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		87 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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