



DURHAM ROAD, BLACKPOOL FY1

OFFERS IN THE REGION OF £85,000

A substantial end garden terraced house situated in a convenient residential location within walking distance of the town centre. Internal viewing is recommended to fully appreciate the size and well presented accommodation on offer, briefly comprises, vestibule, hall, lounge, dining room, kitchen, four bedrooms, bathroom, upvc double glazing, gas central heating, front and rear yards.



GROUND FLOOR

Vestibule: Upvc double glazed main entrance door, door with stained leaded glass through to the hallway.

Hallway: Spacious hall, radiator.

Lounge: 17' 3" x 11' 2" (5.25m x 3.40m)
Upvc double glazed bay window, radiator, coved ceiling, laminate flooring.

Dining Room: 13' 0" x 11' 9" (3.96m x 3.58m)
Upvc double glazed window, radiator.

Kitchen/Breakfast Room: 13' 10" x 9' 8" (4.21m x 2.94m)
Fitted units with work surfaces, stainless steel sink unit, double radiator, wall mounted combi boiler, upvc double glazed window.



FIRST FLOOR

Landing: Spacious split level landing.

Bedroom: 13' 0" x 9' 3" (3.96m x 2.82m)

Upvc double glazed window, radiator.

Bedroom: 14' 6" x 7' 8" (4.42m x 2.34m)

Double radiator, upvc double glazed window.

Bedroom: 11' 2" x 6' 9" (3.40m x 2.06m)

Upvc double glazed window, radiator.

Bedroom: 9' 8" x 7' 3" (2.94m x 2.21m)

Upvc double glazed window, radiator.

Bathroom: 6' 5" x 6' 2" (1.95m x 1.88m)

Panelled bath, pedestal wash hand basin and low flush WC, upvc double glazed window.

OUTSIDE

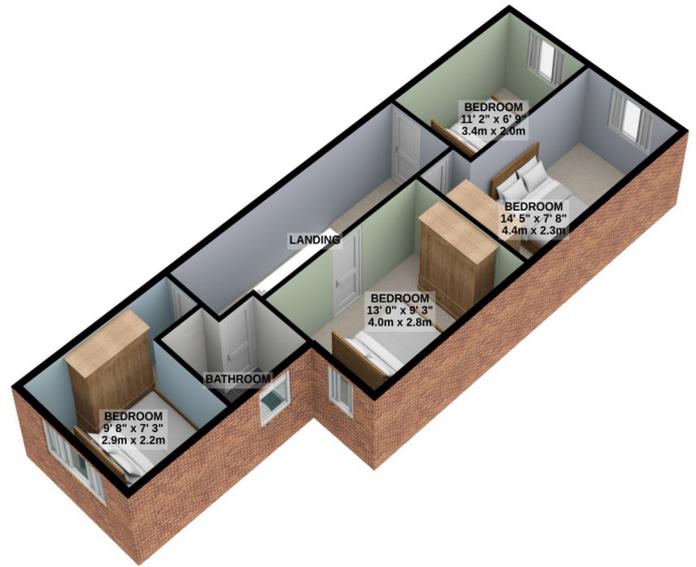
Gardens: Front and rear yards with an outhouse to rear.



GROUND FLOOR
557 sq.ft. (51.7 sq.m.) approx.



1ST FLOOR
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA : 1095 sq.ft. (101.8 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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**AWAITING
ENERGY PERFORMANCE CERTIFICATE**

MCKENZIE
THE REAL ESTATE AGENT

**78 TOPPING STREET
BLACKPOOL FY1 3AD**

01253 499007

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

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