



BLOOMFIELD ROAD, BLACKPOOL FY1

OFFERS IN THE REGION OF £100,000

A traditional semi detached house situated in a popular residential location of south shore. The property would benefit from some refurbishment and briefly comprises, vestibule, hall, lounge, dining room, kitchen, three bedrooms, bathroom, upvc double glazing, gas central heating, gardens.



GROUND FLOOR

Vestibule: Double entrance doors.

Hallway: Radiator.

Lounge: 13' 11" x 11' 3" (4.25m x 3.44m)

Fireplace, radiator. Upvc double glazed bay window.

Dining Room: 14' 10" x 10' 5" (4.52m x 3.17m)

Upvc double glazed bay window, radiator.

Kitchen: 11' 9" x 5' 11" (3.57m x 1.80m)

Fitted wall and base units, stainless steel sink unit, radiator. Upvc double glazed window.



FIRST FLOOR

Bedroom: 14' 1" x 10' 6" (4.30m x 3.19m)

Upvc double glazed bay window, radiator.



Bedroom: 14' 9" x 9' 9" (4.50m x 2.96m)

Built in wardrobes, upvc double glazed window, radiator.



Bedroom: 6' 11" x 5' 11" (2.11m x 1.80m)

Upvc double glazed window, radiator.

Bathroom: 8' 7" x 6' 8" (2.61m x 2.03m)

Corner bath with a shower over, pedestal wash hand basin, low flush WC. Two upvc double glazed windows, Radiator.

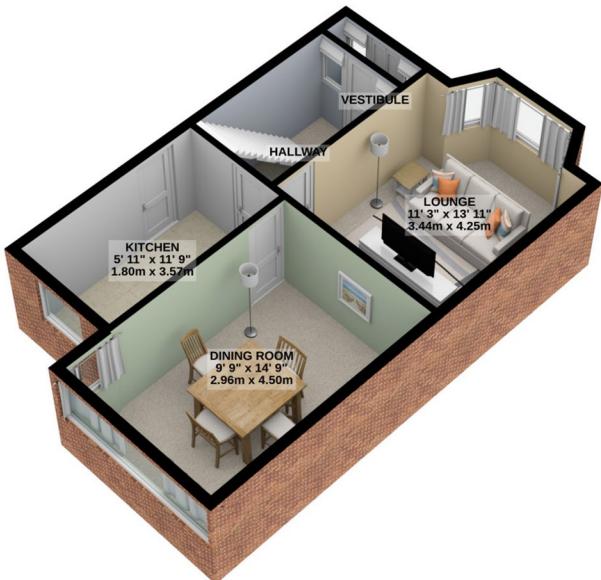
OUTSIDE

Gardens: Walled gardens to the front and rear.

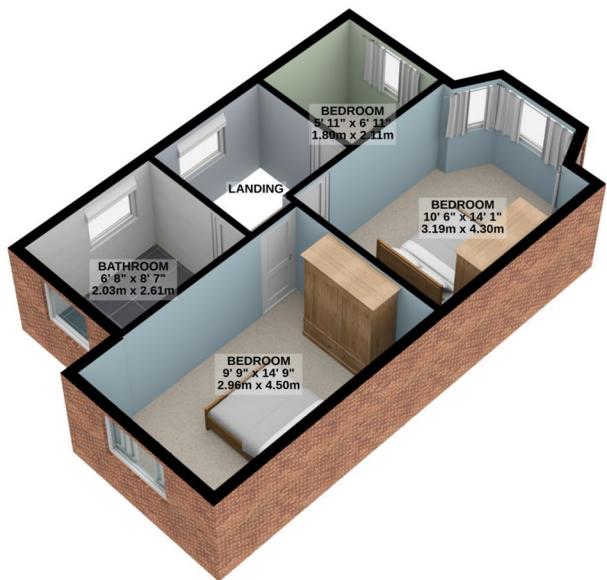
Brick outhouse to the rear.



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



1ST FLOOR
447 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 897 sq.ft. (83.3 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		
69-80	C		78 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



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