



CHARNLEY ROAD, BLACKPOOL FY1 OFFERS IN THE REGION OF £140,000

A beautifully presented substantial mid garden terraced house situated in a popular and convenient location close to town. Internal viewing is highly recommended to fully appreciate the size and standard of accommodation on offer which briefly comprises, vestibule, hallway, cloaks WC, spacious lounge, sitting room, modern fitted kitchen/diner, four bedrooms, family bathroom, upvc double glazing, gas central heating, gardens, off street parking. Ideal large family home or would make an excellent Air B n B with the close proximity to the new conference centre.



GROUND FLOOR

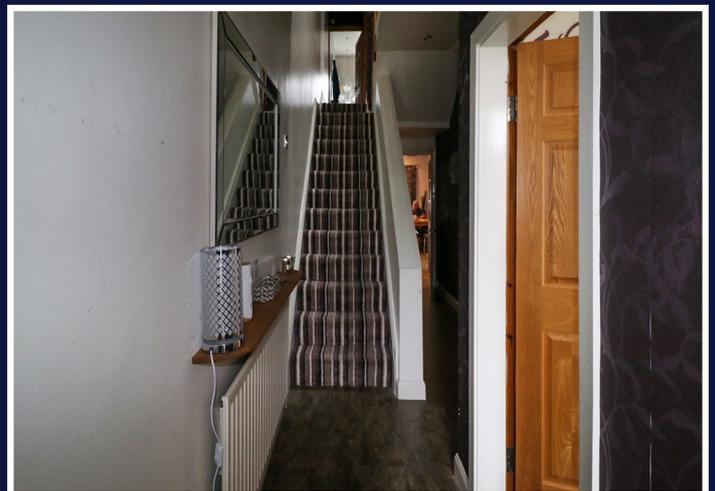
Vestibule: Composite double glazed front door.

Hallway: A spacious hallway with laminate flooring and radiator.

Cloaks/WC: Pedestal wash hand basin and low flush WC. Heated towel rail and radiator.

Lounge: 19' 11" x 12' 9" (6.06m x 3.89m)
Upvc double glazed bay window, two radiators, coved ceiling, double doors through to the sitting room.

Sitting Room: 10' 3" x 9' 4" (3.12m x 2.85m)
Upvc double glazed window, radiator.




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Kitchen/Diner: 19' 2" x 9' 8" (5.84m x 2.94m)

Plus upvc double glazed bay window space. A modern range of fitted wall and base units with complementary work surfaces, stainless steel sink unit, plumbed for auto washer and dishwasher, laminate flooring, upvc double glazed doors through to the rear garden.

FIRST FLOOR

Bedroom: 13' 11" x 10' 11" (4.23m x 3.34m)

Upvc double glazed window and radiator.

Bedroom: 12' 10" x 8' 6" (3.90m x 2.60m)

Plus door space. Upvc double glazed window, radiator.

Bedroom: 12' 9" x 6' 9" (3.89m x 2.06m)

Upvc double glazed window, radiator.

Bedroom: 9' 7" x 7' 8" (2.91m x 2.33m)

Upvc double glazed window, radiator.

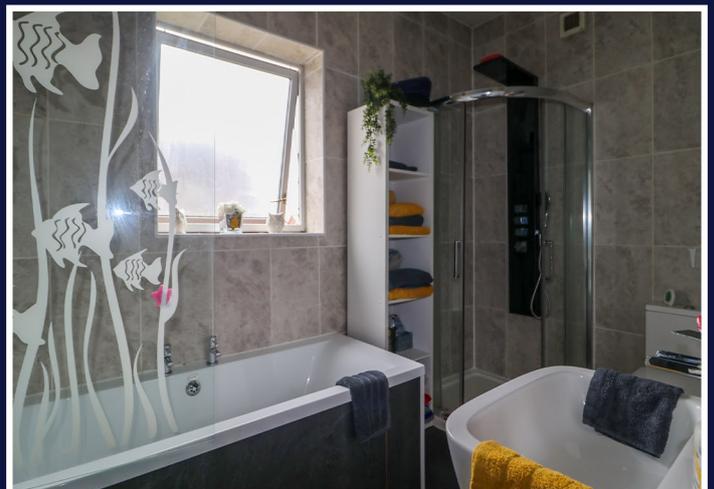
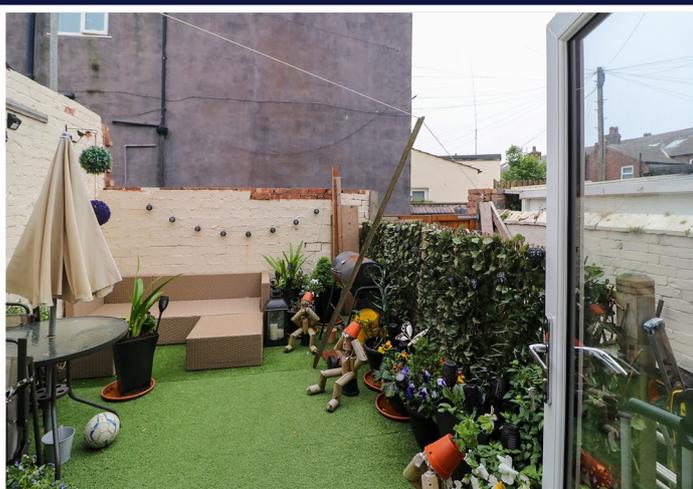
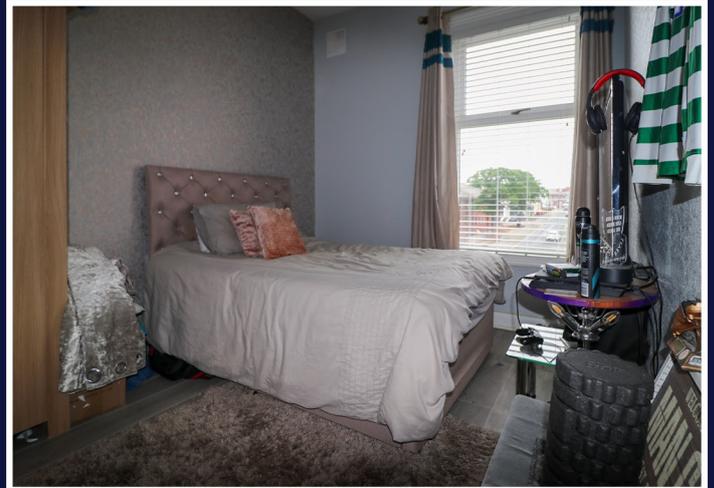
Family Bathroom: 9' 9" x 5' 7" (2.97m x 1.71m)

Upvc double glazed window, panelled bath, corner shower cubicle, pedestal wash hand basin, low flush WC, heated towel rail and radiator.

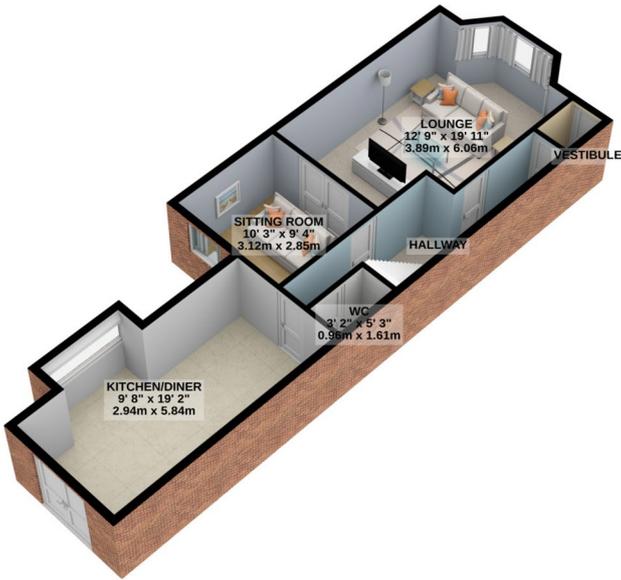
OUTSIDE

Front Garden: With off street parking, steps leading to the main entrance door.

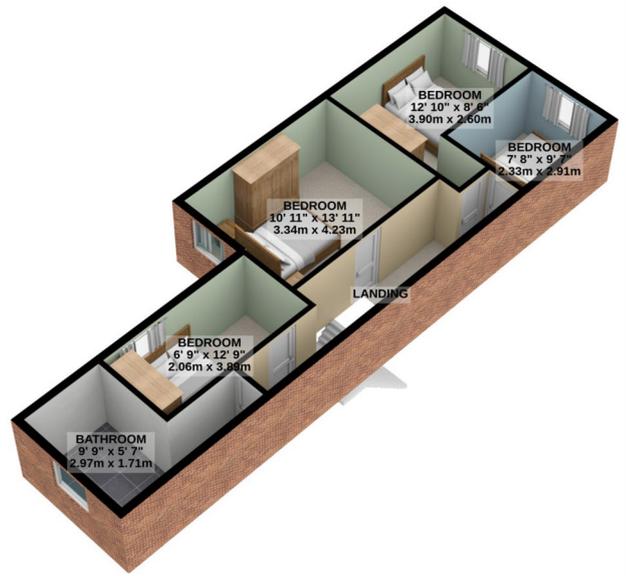
Rear Garden: A good sized walled rear garden with synthetic turf and a concreted patio area.



GROUND FLOOR
647 sq.ft. (60.1 sq.m.) approx.



1ST FLOOR
613 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA : 1259 sq.ft. (117.0 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**



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