



7 Ellesmere Road, Blackpool,
FY4 3DH

£105,000

This well-presented MID-GARDEN TERRACED house has been EXTENDED to provide a useful UTILITY / WC, complementing the already spacious fitted DINING kitchen.

The property also offers TWO DOUBLE bedrooms and a particularly spacious FOUR-PIECE bathroom.

Further benefits include UPVC double glazing and gas central heating, while the convenient location is within just 0.6 miles of TWO major supermarkets, along with a wide range of shops and local amenities.

- Two DOUBLE bedrooms
- SPACIOUS bathroom
- Lounge
- FITTED dining kitchen
- UTILITY / WC
- UPVC double glazing
- Gas central heating
- Gardens front and rear

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Porch: UPVC double glazed windows and front doors.

Vestibule: Staircase to first floor.

Lounge: 13'7" x 12'5" (4.14 m x 3.78 m) TV point, UPVC double glazed bay window, Radiator.

Dining Kitchen: 15'5" x 12'0" (4.70 m x 3.66 m) Wall and base cupboard units, Complementary roll edge worktops, Space for range cooker with extractor hood, Double drainer stainless steel sink, Two UPVC double glazed windows, Radiator. (Freestanding cooker range and feature splashback, available subject to negotiation)

Utility: 8'8" x 4'7" (2.64 m x 1.40 m) Plumbed for washing machine, Low flush WC, UPVC double glazed windows.

First Floor:

Landing: UPVC double glazed window, Radiator.

Bedroom 1: 15'1" x 11'8" (4.60 m x 3.56 m) Built in wardrobe, UPVC double glazed window, Radiator.

Bedroom 2: 12'1" x 7'10" (3.68 m x 2.39 m) UPVC double glazed window, Radiator.

Bathroom: A spacious four piece bathroom comprising; Panelled bath, walk in shower, Vanity wash basin, Low flush WC. Tiled walls, UPVC double glazed window, Radiator.

Outside:

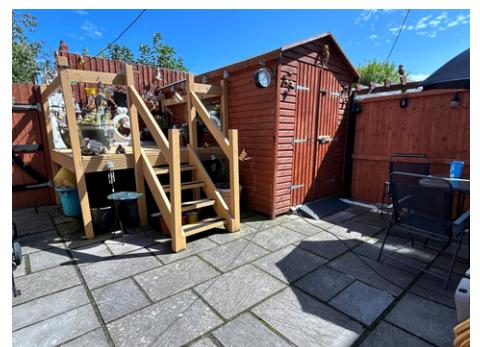
Front: Stone gravelled with established shrubs.

Rear: Mainly paved for ease of maintenance, Raised timber deck area, Timber shed.

Heating: Gas central heating (NOT TESTED).

Tenure: We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - A £1675.48 (2026/27)

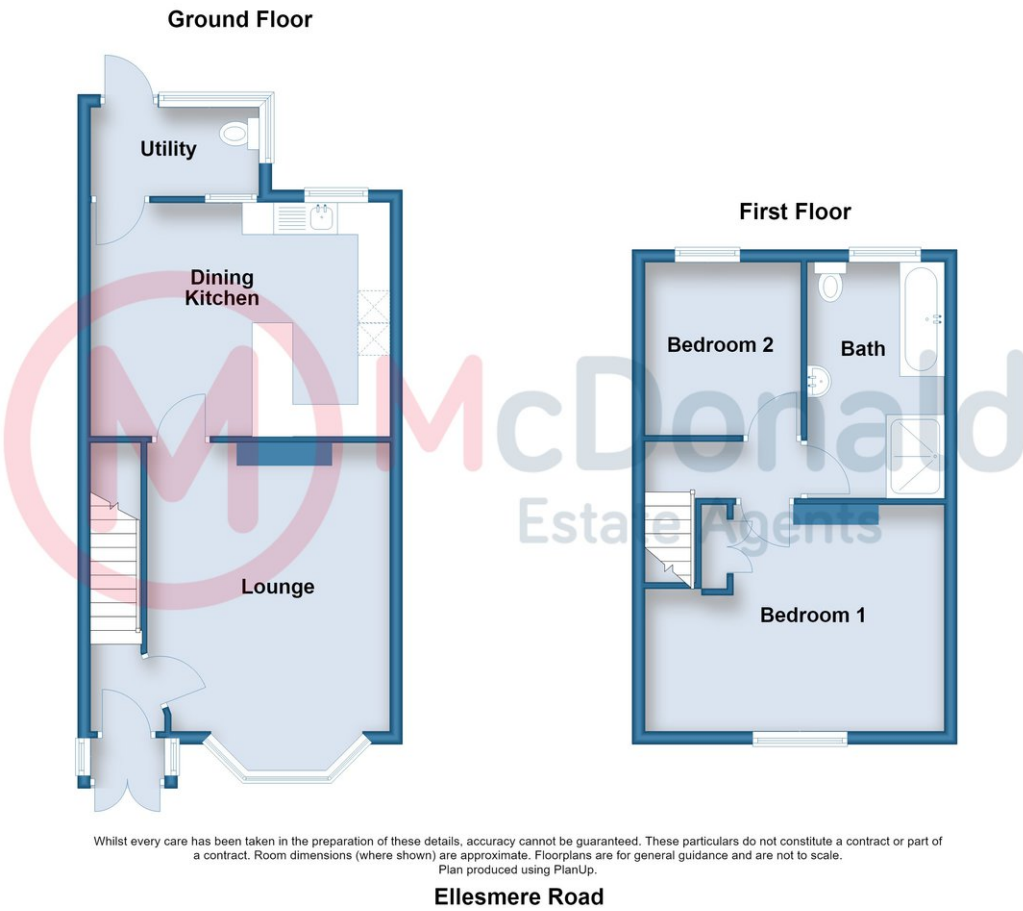


Directions: Travel along Whitegate Drive heading south, proceed through Oxford Square and travel through the traffic lights. At the next set take the second turning, almost immediately opposite, into Marton Drive. Ellesmere Road is then the first turning on the left hand side.

General Disclaimer: Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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