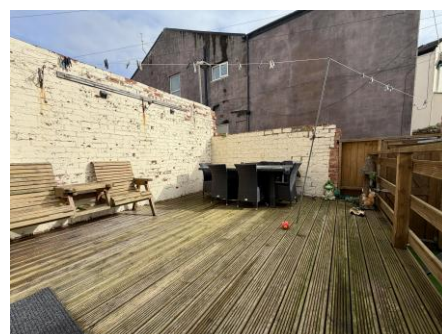


'IT'S BIG!'



53 CHARNLEY ROAD BLACKPOOL FY1 4PE
PRICE £159,950

- . LARGE BAY FRONTED GARDEN TERRACE
- . 4 BEDROOMS & 2 RECEPTIONS
- . DOWNSTAIRS W.C
- . LARGE DINING KITCHEN
- . UPVC DOUBLE GLAZING & GAS CENTRAL HEATING
- . OFF STREET PARKING FOR 2 CARS
- . ENCLOSED REAR COURTYARD

DESCRIPTION A large traditional bay fronted garden terrace occupying a super convenient position, just a short walk from Blackpool town centre and enjoying fantastic views towards the Tower from the front. Deceptively spacious throughout, the accommodation comprises entrance vestibule, entrance hall, two reception rooms, large dining kitchen, landing, four bedrooms and a four piece bathroom and W.C. Outside, the property benefits from off street parking to the front, while to the rear is an enclosed courtyard.

LOCATION From our office on Topping Street walk to Church Street and into South King Street, Cross over Albert Road and Charnley Road is at the end.



53 CHARNLEY ROAD BLACKPOOL

The accommodation comprises:-

ON THE GROUND FLOOR

ENTRANCE VESTIBULE UPVC double glazed door.

ENTRANCE HALL Radiator, stairs.

LOUNGE 20'0 X 12'2. UPVC double glazed window, radiator, French doors to:-

DINING ROOM 10'4 X 9'4. UPVC double glazed window, radiator.

DINING KITCHEN 19'2 X 12'6. Fitted with a range of beech style base units and worktops with bevelled edges incorporating a 1 ½ bowl single drainer stainless steel sink unit with mixer tap over, gas cooker point, extractor hood, plumbing for washing machine and dishwasher, Baxi combi boiler, matching eye level cupboards, UPVC double glazed window and UPVC double glazed French doors to rear.

ON THE FIRST FLOOR

LANDING Radiator, skylight.

BEDROOM NO 1 12'8 X 8'7. UPVC double glazed window, radiator.

BEDROOM NO 2 14'0 X 12'0. UPVC double glazed window, radiator.

BEDROOM NO 3 9'7 X 7'8. UPVC double glazed window, radiator.

BEDROOM NO 4 12'9 X 6'10. UPVC double glazed window, radiator.

BATHROOM & W.C Fitted with a four piece suite comprising shower cubicle, panelled bath with shower over, W.C – low suite, pedestal wash and basin, part tiled walls, heated chrome style ladder towel rail, UPVC double glazed window.

OUTSIDE

OFF STREET PARKING FOR 2 CARS

ENCLOSED REAR COURTYARD

TENURE Freehold.

SERVICES All mains services – gas fired central heating.

VIEWINGS Only by prior appointment through Duncan Raistrick Estate Agents. Tel:- 01253 751791 – open 7 days a week.

EPC RATING:- C COUNCIL TAX BAND:- A