



264 Preston Old Road, Blackpool,
FY3 9NU

£115,000

***** IMMACULATE and EXTENDED MID GARDEN TERRACE
NEAR STANLEY PARK*****

This mid-garden terraced house is **IMMACULATE** throughout and has been **EXTENDED** with a larger kitchen and to now provide a **THIRD** reception room. These are as a lounge, **SEPARATE** dining room and **LARGE** upvc **CONSERVATORY**.

In addition, **TWO** bedrooms and a **MODERN** bathroom, invaluable off-street **PARKING** and a location conveniently just **0.4** miles to **Lawsons Field** and **0.5** miles to the award winning **STANLEY PARK**

- TWO bedrooms
- THREE reception rooms
- inc. large CONSERVATORY
- FITTED kitchen
- Modern bathroom
- UPVC double glazing
- Gas central heating
- Off-street PARKING

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Porch:

Hall: Staircase, UPVC double glazed front door.

Lounge: 16'2" x 11'4" (4.93 m x 3.45 m) Coved ceiling, UPVC double glazed bay window, Radiator.

Inner Hall: Understair storage.

Dining Room: 14'3" x 7'10" (4.34 m x 2.39 m) Radiator, Service hatch and open archway to:-

Kitchen: 13'5" x 6'7" (4.09 m x 2.01 m) Modern range of fitted wall and base cupboard units, Complementary roll edge worktops, Concealed gas central heating boiler, Built in oven and hob with extractor hood, Stainless steel sink, Plumbed for washing machine, UPVC double glazed window.

Conservatory: 14'2" x 11'0" (4.32 m x 3.35 m) Large conservatory with UPVC double glazed windows and patio doors to rear garden, Tiled floor, Radiator.

First Floor:

Landing:

Bedroom 1: 14'4" x 13'2" (4.37 m x 4.01 m) Fitted wardrobes with overhead storage forming bed recess, UPVC double glazed bay and side window, Picture rail, Radiator.

Bedroom 2: 11'0" x 7'2" (3.35 m x 2.18 m) Fitted wardrobes with centre vanity dresser, Picture rail, UPVC double glazed window, Radiator.

Bathroom: Modern three piece bathroom comprising; Panelled bath with overhead shower and screen, Pedestal wash basin, Low flush WC, Tiled walls, UPVC double glazed window, Radiator.

Outside:

Front: Flowerbed, Mainly tarmacadam to provide off street parking.

Rear: Excellent level of privacy, Mainly as artificial lawn, Small raised bed, Paved path.

Parking: Off street parking to the front.

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 £1518.00 (2024/25)



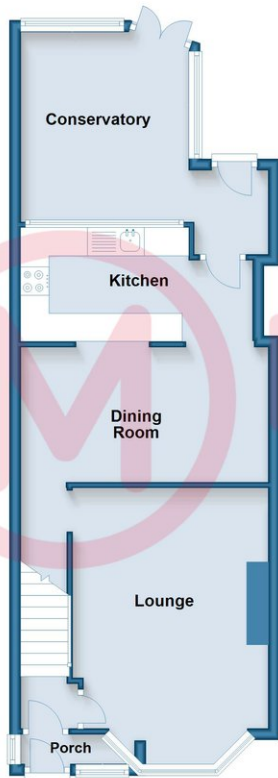
Directions: Proceed south along Whitegate Drive, after the fourth set of traffic lights take your fifth left into Preston Old Road, by the Saddle Inn.

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.

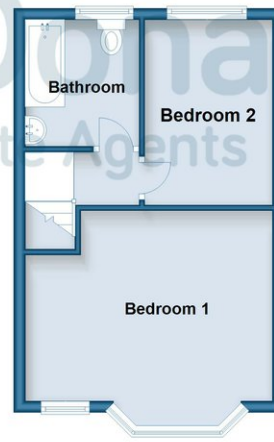
Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

| Energy Efficiency Rating | | Current | Potential |
|---|----------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | 85 |
| (69-80) | C | 70 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |

Ground Floor



First Floor



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Preston Old Road

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