



30 Holly Road, Blackpool, Lancashire,
FY1 2SF

£285,000

***** A SUBSTANTIAL FAMILY HOME *****

This beautifully presented, semi-detached **BUNGALOW** affords impressive levels of accommodation in both size and number. Bedrooms, currently arranged with **FOUR** but could easily provide **SIX**, should your needs require. There is a simply **HUGE** main lounge and a cosier living room, **PLUS** dining room off the fitted breakfast kitchen. There are also modern shower rooms to both floors.

Externally is just as generous with gardens front and rear and **AMPLE** parking to a hardstanding area, the large driveway and to the **GARAGE** with inspection pit. This is supplemented by the adjacent **WORKSHOP**.
Internal viewing essential.

- 4/6 bedrooms
- **HUGE** lounge
- Separate Living room
- Dining Room
- Fitted breakfast kitchen
- **TWO** shower rooms
- **AMPLE** parking
- **GARAGE** plus **WOKSHOP**
- Gas central heating
- UPVC double glazing

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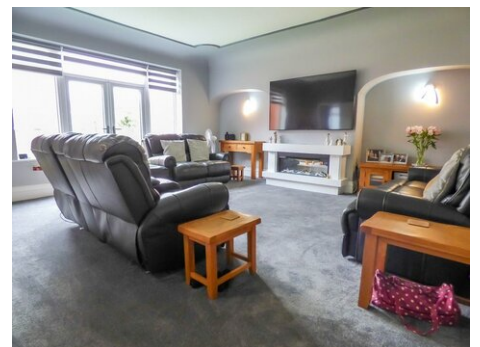
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Ground Floor:

Reception Hall: UPVC double glazed window and composite front door, Wooden effect laminate flooring, Radiator, Understairs store, Spindle staircase.

Bedroom 1: 16'9" x 13'1" (5.10 m x 4.00 m) UPVC double glazed bay window, Radiator, Built in cupboards to alcoves.

Lounge: 18'1" x 17'9" (5.50 m x 5.40 m) UPVC double glazed window and patio doors to rear gardens, Feature fireplace with log effect living flame fire, Radiator.

Living Room: 10'10" x 10'10" (3.30 m x 3.30 m) UPVC double glazed window, Radiator, Feature corner storage cupboard, Coved ceiling.

Shower Room: Modern three piece suite comprising large shower, Vanity wash hand basin, Low flush wc, Tiled walls, and floor, UPVC double glazed window, Heated towel rail/radiator.

Utility / Bedroom: 10'10" x 8'2" (3.30 m x 2.50 m) Low flush Wc, Vanity wash hand basin, UPVC double glazed window, Radiator, Built in wardrobes. (previously used as a bedroom for a dependant relative)

Dining Room: 14'1" x 10'2" (4.30 m x 3.10 m) UPVC double glazed window, Radiator, Coved ceiling.

Breakfast Kitchen: 14'1" x 9'6" (4.30 m x 2.90 m) Fitted wall and base cupboard units, Complimentary work tops and breakfast bar, 1 1/2 bowl stainless steel sink, UPVC double glazed window and rear door, Double radiator, Part tiled walls.



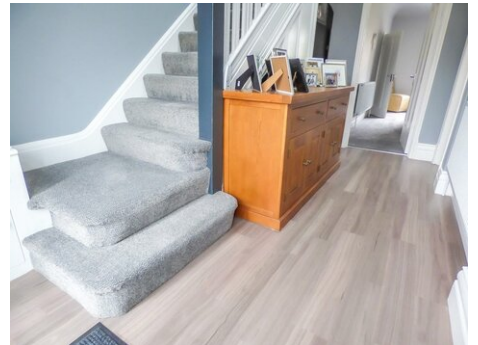
First Floor:

Landing: Double glazed skylight window, Loft access.

Bedroom 3: 14'5" x 13'1" (4.40 m x 4.00 m) UPVC double glazed window, Picture rail, Radiator.

Bedroom 4: 10'2" x 9'6" (3.10 m x 2.90 m) Radiator, UPVC double glazed window.

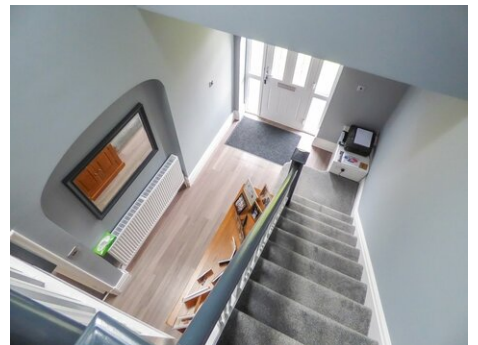
Bedroom 5: 12'6" x 10'10" (3.80 m x 3.30 m) UPVC double glazed window, Radiator.



Outside:

Front Garden: Mainly lawned, Flowered beds to border, Concreted hardstanding for additional parking.

Rear Garden: Mostly lawned, Artificial lawned area, Flowered bed to border, Water tap.



Garage / Workshop:

... **Workshop:** 17'1" x 9'10" (5.20 m x 3.00 m) light and power, UPVC double glazed door.

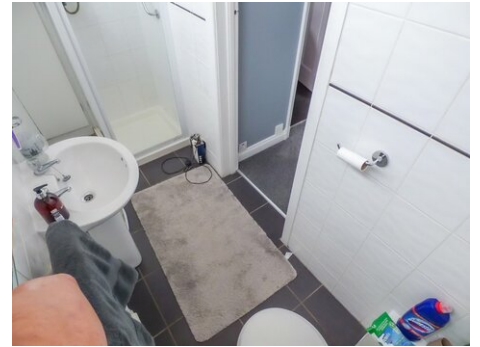
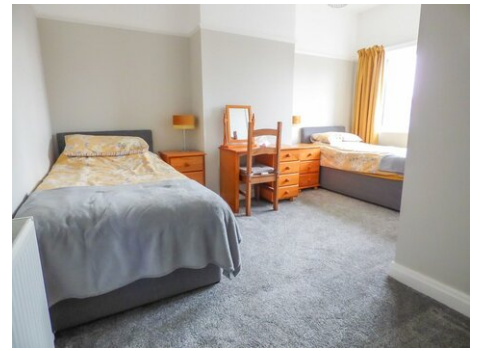
... **Garage:** 18'1" x 10'2" (5.50 m x 3.10 m) Electric roller door, Inspection pit, Light and power.

Heating: Gas central heating (NOT TESTED)

Council Tax: Mainly lawned, Flowered beds to border, Concreted hardstanding for additional parking.

Tenure: We are informed the property is freehold. Interested parties should seek clarification from their solicitor.

Additional Information: Numerous improvements have been made over recent years, below is a selection of receipts / guarantees that are available for review for the more major items:* New electric roller shutter door c.2020, at a cost of £2130* New composite front door and some further UPVC double glazed windows c.2021 at a cost of £3200* New gates to driveway c.2020 at a cost of £2564* Ridge tile repairs and new GRP fibreglass roof c. 2022 at a cost of £4050* Replacement Fascia, soffit and gutters c.2022 at a cost of £2900* Boiler gas safety certificate c.2020

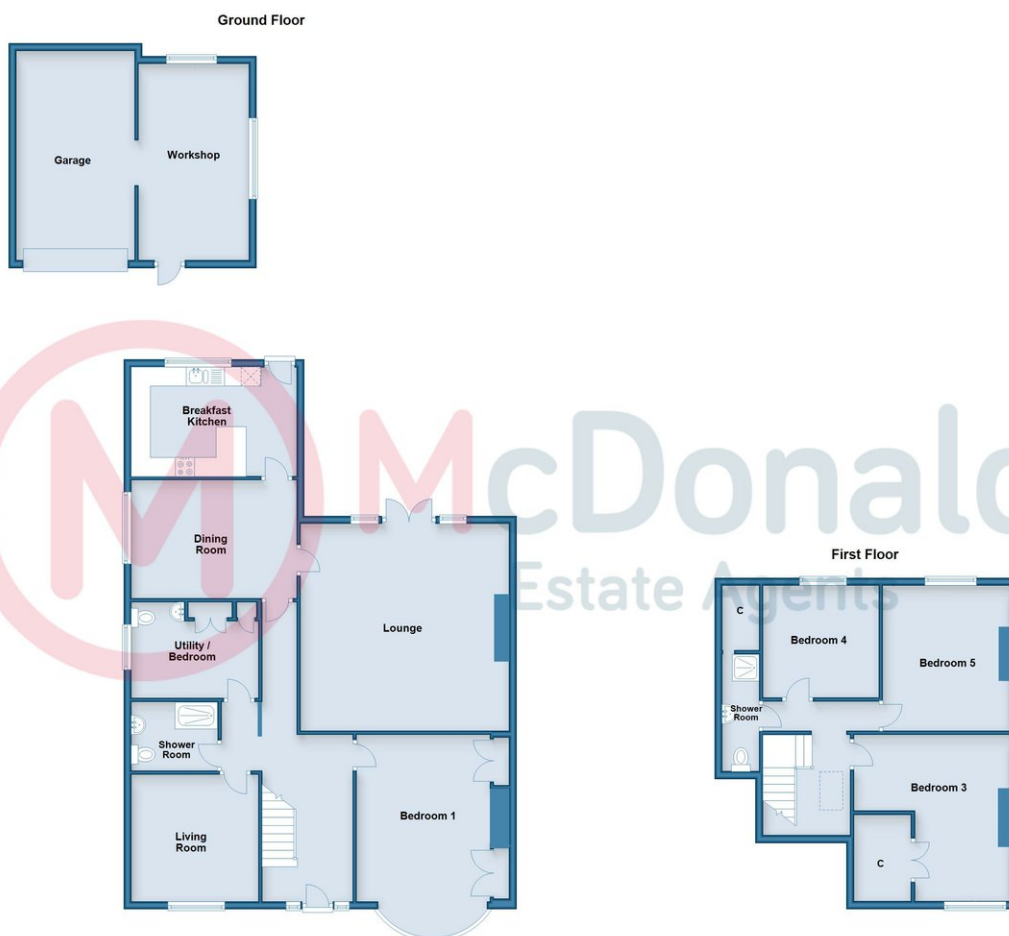


Directions: From our Bispham Office head inland along Red Bank Road. Bearing right at the roundabouts into Devonshire Road. After about a mile you'll reach another roundabout at Warbeck Hill Road. Travel straight on and first right into Holly Road

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			
(92-100)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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Holly Road

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