



12 Ellisland, Blackpool,
FY4 4SB

£153,000

***** EXTENDED SEMI DETACHED BUNGALOW in CUL-DE-SAC LOCATION *****

This is a bungalow which is well presented although would benefit from further modernisation. The property has been extended into the loft space to provide a second bedroom with en-suite and excellent walk in wardrobe/storage area. This in turn provides an office space or 'bar' to where the second bedroom was previously located. In addition there is a generously sized DINING kitchen which in turn is supplemented by the UTILITY / sun lounge. Externally is a sizeable driveway to provide ample parking as well as the invaluable GARAGE.

- TWO bedrooms
- TWO shower rooms
- Office / Bar
- Large LOUNGE
- DINING kitchen
- UTILITY / Sun Lounge

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- **PARKING plus GARAGE**
- **UPVC double glazed**
- **Gas central heating**
- **NO chain**

Porch: UPVC double glazed front door and windows.

Hallway: UPVC double glazed door, Radiator.

Lounge: 15'0" x 11'5" (4.57 m x 3.48 m) Feature fireplace with surround and living flame coal effect gas fire, UPVC double glazed bay window, Radiator.

Office / Bar: 11'3" x 8'10" (3.43 m x 2.69 m) Spindled staircase, Fitted 'bar', Two UPVC double glazed windows, Radiator.

Kitchen/Diner: 14'3" x 13'5" (4.34 m x 4.09 m) Fitted wall and base cupboards, Roll edge worktops, Stainless steel sink, Built in hob, double oven and grill, Extractor hood, Built in storage cupboard, Part tiled walls, Two UPVC double glazed windows and rear door, Double radiator.

Shower Room: Comprising; Shower cubicle, Low flush WC, Pedestal wash basin, Tiled walls, UPVC double glazed window, Double radiator.

Bedroom 1: 11'11" x 10'0" (3.63 m x 3.05 m) UPVC double glazed window, Radiator.

Sun Lounge/Utility: 13'4" x 5'5" (4.06 m x 1.65 m) Fitted base units, Roll edge worktops, Plumbed for washing machine, Tiled floor, Panelled walls, UPVC double glazed window and 'French' doors to rear garden.

First Floor:

Landing:

Bedroom 2: 13'3" x 10'9" (4.04 m x 3.28 m) Built in mirrored cupboards, Two double glazed skylight windows, Radiator.

En-Suite: Comprising; Panelled bath with overhead shower and screen, Tiled walls, Double glazed skylight window, Radiator.

Walk-in Wardrobe: Excellent eaves storage area.



Outside:

Front: Stone gravelled and concrete.

Rear: Paved with inset and raised flowerbeds, Greenhouse.
Excellent level of privacy.

Garage: Brick garage with an up and over door, Plus additional parking to the driveway.

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 - B £1771.00 (2024/25)

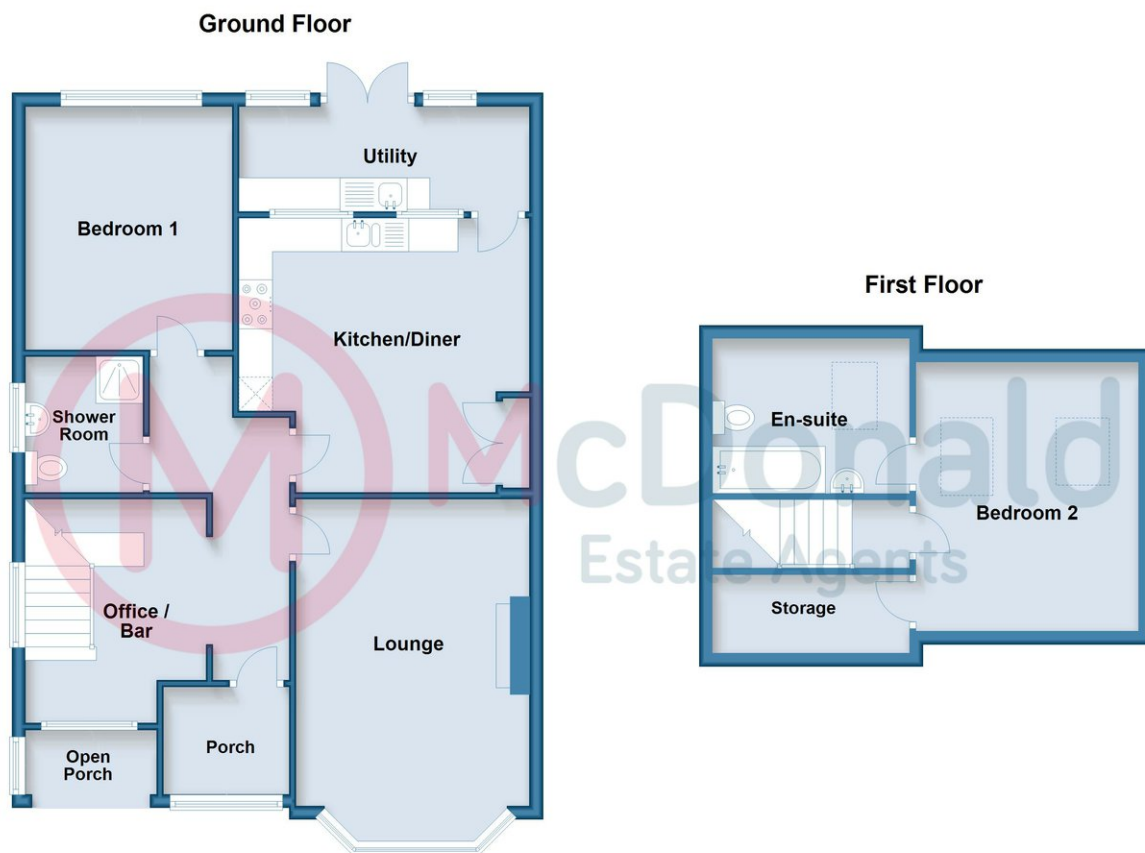


Directions: Take Whitegate Drive to the main traffic lights at Oxford Square. Bear left onto Preston New Road Turn 10th right into Clifton Avenue, first left into Nithside and finally first left into Ellisland.

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		76
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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12 Ellisland

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