



15 Skipton Close, Blackpool,
FY4 4JY

offers over £139,950

***** WELL PRESENTED, EXTENDED SEMI-DETACHED BUNGALOW *****

This semi-detached bungalow whilst requiring further updating is immaculately presented and in good decorative order, the property has also been extended to provide additional accommodation.

Briefly, there is a spacious open plan lounge and dining area, the first **DOUBLE** bedroom, bathroom, **DINING** kitchen and **Breakfast room**, which could potentially be simply converted to a **THIRD BEDROOM**), all to the ground floor. There is a **HUGE** second double bedroom to the first floor at **OVER 16ft x 15ft**.

The property has excellent off-street **PARKING** plus a garage, whilst being situated in a quieter location at the head of a cul-de-sac.
No onward chain.

- TWO / THREE bedrooms
- LOUNGE and DINING area
- DINING kitchen
- Breakfast Room (possible 3rd bedroom)

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- Bathroom
- Gas central heating
- Double glazing (part UPVC)
- Parking and Garage



Vestibule/Hall: Meter cupboard, UPVC double glazed front door and window, Radiator.

Lounge: 16'6" x 11'5" (5.03 m x 3.48 m) Feature marble fireplace with fire surround and hearth and inset living flame effect gas fire, Coved ceiling, Double glazed bay window, Radiator. Open to:-



Dining Area: 9'4" x 9'0" (2.84 m x 2.74 m) Staircase, Double glazed window, Radiator, Gas convector heater.

Bedroom 1: 13'3" x 11'6" (4.04 m x 3.51 m) Fitted wardrobes, Radiator, Double glazed patio doors to:-

Breakfast Room: 10'0" x 8'1" (3.05 m x 2.46 m) UPVC double glazed window, Radiator.



Bathroom: Comprising; Panelled bath with overhead shower, Low flush WC, Built in storage cupboard, Vanity wash basin, Tiled walls, Heated towel rail, Double glazed window, Radiator.

Dining Kitchen: 11'3" x 10'11" (3.43 m x 3.33 m) Fitted wall and base cupboard units, Complementary roll edge worktops, Stainless steel sink, Gas central heating boiler, Double glazed bay window, Radiator. Open to:-

Rear Vestibule: UPVC double glazed door and window.

Bedroom 2: 16'3" x 15'10" (4.95 m x 4.83 m) Built in wardrobes to eaves, UPVC double glazed window, Radiator.



Outside:

Front: With flowered beds and established tree and shrubs

Rear: Paved patio, Stone gravelled to border, Water tap.

Garage: Brick garage with an up and over door.

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 £771.00 (2024/25)



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Directions: Take Whitegate Drive heading south, at the traffic lights at Spen Corner continue over onto Waterloo Road and take an immediate left onto Newhouse Road. At the roundabout take the third exit into Sedbergh Avenue, at the end turn left onto Penrose Avenue and finally first right into Skipton Close.

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		80
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Ground Floor



First Floor



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Skipton Close

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