



12 Morley Road, Marton, Blackpool, Lancashire , FY4 4EP

**Price £85,000**

- Extended Two Bedroom Mid Garden Terrace
- Cosy Lounge, Open Plan Kitchen/Diner
- Fantastic Four Piece Bathroom Suite
- Ideal First Time Buy or Buy to Let Investment
- Close to Shops, Schools and Amenities
- Viewings Highly Recommended





## Property Description

### GROUND FLOOR

#### LOUNGE

11' 7" x 11' 4" (3.53m x 3.45m)

Wooden flooring, radiator, uPVC double glazed window to front.

#### DINING ROOM

14' 2" x 12' 2" (4.32m x 3.71m)

Wooden flooring, radiator, open to:

#### KITCHEN

9' 8" x 8' 4" (2.95m x 2.54m)

Fitted with a matching range of both base and eye level units with complimentary worktop space over and tiled splashbacks. Space and plumbing for washing machine. Oven, gas hob and extractor fan. Breakfast bar. Vinyl flooring. uPVC double glazed window to rear.

### FIRST FLOOR

#### BEDROOM ONE

14' 1" x 11' 7" (4.29m x 3.53m)

Fitted carpet, radiator, uPVC double glazed window to front.

#### BEDROOM TWO

8' 7" x 7' 5" (2.62m x 2.26m)

Fitted carpet, radiator, uPVC double glazed window to rear.

#### BATHROOM

11' 3" x 6' 5" (3.43m x 1.96m)

Modern four piece family bathroom suite with modern wall tiles and contrasting floor tiles. Walk in shower enclosure, separate panelled bath, wash hand basin and low level WC. Frosted uPVC double glazed window to rear.

### COUNCIL TAX BAND

**A**

### ENERGY PERFORMANCE RATING

**C**

### PROPERTY TENURE

We are verbally informed by the vendor that the property is

**FREEHOLD**







### LETTINGS & MANAGEMENT

Stephen Tew Estate Agents are able to offer a FULL LETTINGS & MANAGEMENT SERVICE. LANDLORDS URGENTLY REQUIRED Please contact 01253 40 11 11 for further details.

### MORTGAGES

FOR A GREAT DEAL ON YOUR MORTGAGE OR RE-MORTGAGE CONTACT US... Mortgage Options are pleased to offer all Stephen Tew clients A FREE no obligation mortgage review to see if we can save you money on your mortgage. 01253 401111

### THE GUILD

Stephen Tew Estate Agents are proud to announce that we have been appointed as THE ONLY Estate Agency practice in Blackpool to be appointed as members of The Guild of Property Professionals. As well as a network of carefully chosen independent Estate Agents throughout the UK, we now have an associated London Office, 121 Park Lane, Mayfair with our own dedicated telephone number and outside the office, there are four touch screens enabling interested clients to access all our properties. The website is [www.guilproperty.co.uk](http://www.guilproperty.co.uk)



### Other Points of Interest

Tenure **Freehold**

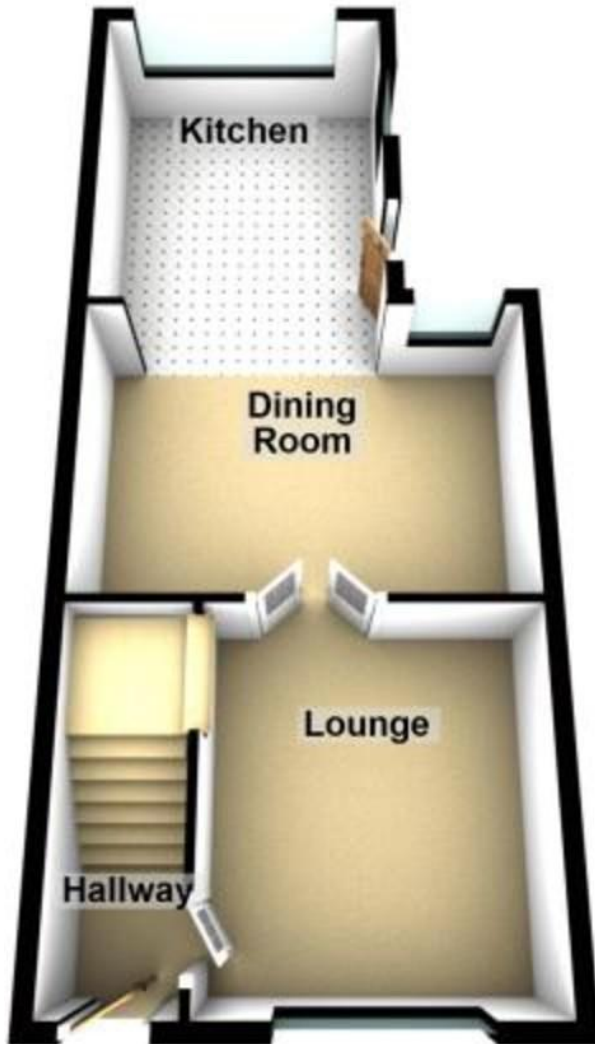
Approximate Age of Property:

Local Authority: **Blackpool Borough Council**

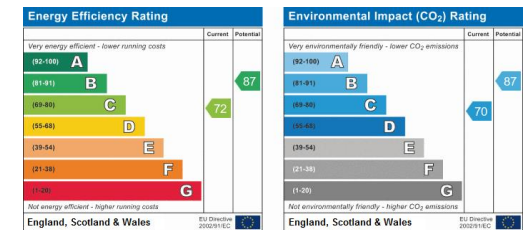
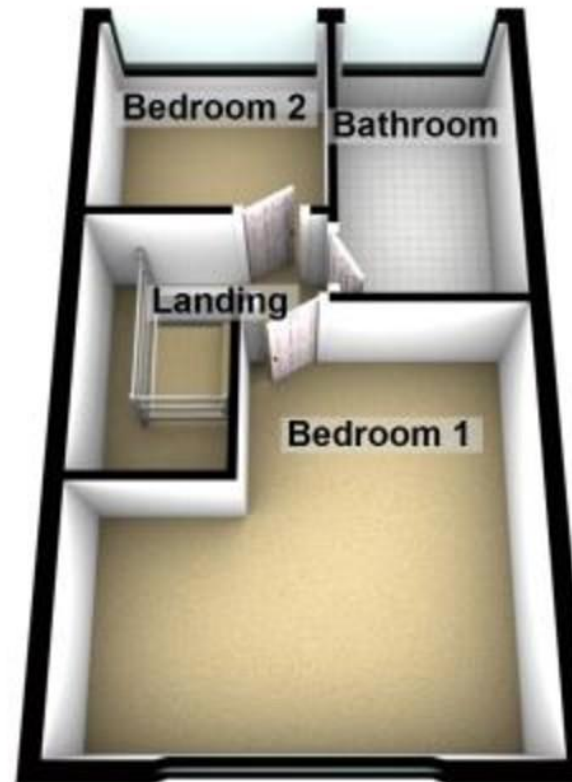
Council Tax Band: **A**



## Ground Floor



## First Floor



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements