



9 Garrett Gardens, Blackpool, Lancashire, FY1 5FE

**Price £130,000**

- Modern Mid Terrace House
- Entrance Hall, GF WC/Utility Room
- Lounge opening to Fitted Kitchen
- 3 Double Bedrooms
- 3 Piece White Bathroom Suite
- GCH, uPVC Double Glazing throughout
- Enclosed South Facing Landscaped Garden to Rear
- Allocated Parking to Rear
- Viewing Highly Recommended



## Property Description

### GROUND FLOOR

#### ENTRANCE HALL

Radiator, wooden laminate flooring, fuse box, stairs to first floor landing, double glazed opaque entrance door with matching side panel

#### LOUNGE/KITCHEN

29' 5" x 14' 7" (8.97m x 4.44m)

Fitted with a matching range of base and eye level units with round edged worktops, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, fitted electric fan assisted oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to front, two radiators, wooden laminate flooring with wall mounted combination boiler, uPVC double glazed double door to rear

#### WC/UTILITY ROOM

6' 5" x 4' 9" (1.96m x 1.45m)

Fitted with two piece suite comprising, pedestal wash hand basin with mixer tap and tiled splashbacks, low-level WC and extractor fan, radiator

### FIRST FLOOR

#### LANDING

Radiator, access to fully insulated loft

#### BEDROOM 1

14' 7" x 6' 10" (4.44m x 2.08m)

Two uPVC double glazed windows to front, radiator

#### BEDROOM 2

15' 1" x 7' 6" (4.6m x 2.29m)

Upvc double glazed window to rear, radiator

#### BEDROOM 3

12' 6" x 7' 2" (3.81m x 2.18m)

Upvc double glazed window to rear, radiator

#### BATHROOM

7' 6" x 5' 7" (2.29m x 1.7m)

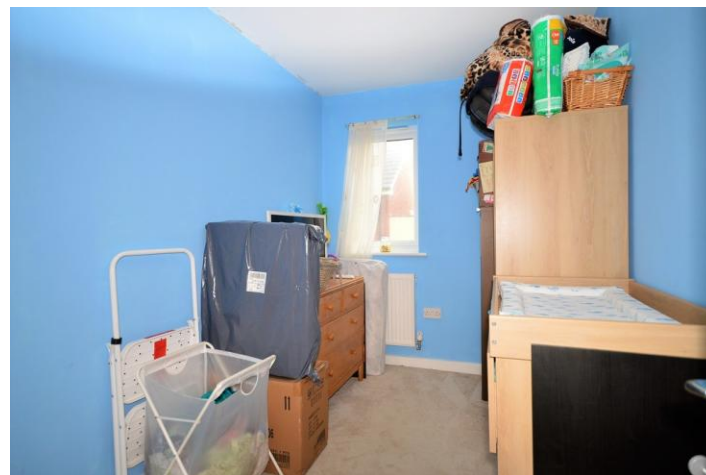
Fitted with three piece suite comprising deep panelled bath with shower over and folding glass screen, pedestal wash hand basin and low-level WC, full height tiling to one wall, extractor fan

#### OUTSIDE

Enclosed south facing landscaped garden to rear with paved area, allocated parking space to rear







#### COUNCIL TAX BAND

**A**

#### ENERGY EFFICIENCY RATING

**B**

#### PROPERTY TENURE

We are verbally informed by the vendor that the property is held **LEASEHOLD**

**Ground Rent: £200PA**

**Service Charge: £39.75 (Quarterly)**

#### MORTGAGES

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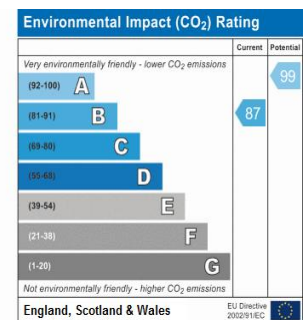
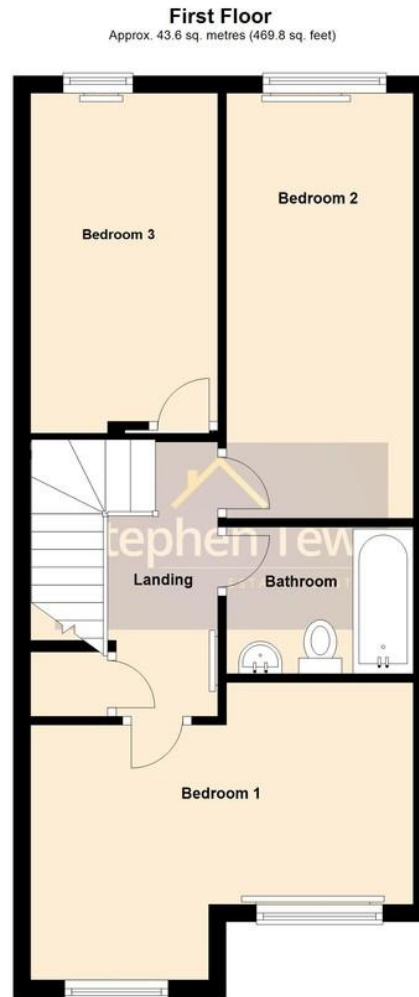
#### LETTINGS & MANAGEMENT

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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 and 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.