



**Abbey Road, Blackpool, FY4 2LB**

**Price: £97,950**

- A Spacious And Well Presented Two Bedroom House
- Double Glazed And Gas Central Heated
- Two Reception Rooms
- Additional Downstairs Shower Room
- Gardens Front And Rear
- Close To Local Shops And Schools
- No Chain Delay, Viewing Recommended

# Abbey Road, Blackpool

## ENTRANCE HALL

On entrance to the property there is a UPVC double glazed door leading into vestibule. Inner door leading into lounge.

## LOUNGE

15' 09" x 15' 03" (4.8m x 4.65m)

A light and spacious main living area with a double glazed bay window to front elevation. Decorative coved ceiling with ceiling light. Gas fire with feature surround. Electric meter cupboard. Television point. Fitted carpet. Door to inner hall with stairs to first floor landing.



## DINING ROOM

15' 04" x 12' 05" (4.67m x 3.78m)

What could be used as a second sitting area or generous sized dining room. Double glazed door to rear garden. Radiator. Laminate flooring. Ceiling light. Door to kitchen and door to additional downstairs shower room.



## KITCHEN

7' 10" x 6' 09" (2.39m x 2.06m)

Fitted with a range of matching wall and base units with complementary work surfaces. Stainless steel sink with mixer tap. Space and plumbing for washing machine. Integrated single oven with integrated four ring solid plate hob and overhead extractor. Space for freestanding fridge freezer. Ceiling light. A double glazed window to rear elevation.



## DOWNSTAIRS SHOWER ROOM

Under the stairs there is a step in shower, toilet and wash hand basin. Ceiling light.

## LANDING

Doors to all first floor rooms. Fitted carpet. Ceiling light. Loft access.

## BEDROOM ONE

15' 03" x 13' 04" (4.65m x 4.06m)

A superb size main bedroom fitted with a range of full length and width wardrobes along with rails and shelves. Television point. Fitted carpet. A double glazed window to front elevation. Radiator.



## BEDROOM TWO

9' 07" x 9' 06" (2.92m x 2.9m)

A double glazed window to rear elevation. Radiator. Fitted carpet. Ceiling light.

## BATHROOM

9' 06" x 5' 03" (2.9m x 1.6m)

A three piece bathroom suite comprising of a panelled bath with combined overhead shower and glass screen. Pedestal wash hand basin. Low flush WC. Combination boiler mounted and housed in unit. A double glazed window to rear elevation. Ceiling light.



## EXTERNAL

To the rear of the property there is a low maintenance garden with a wall enclosure and gated access to side. The front has a wall enclosure with gated access. Pathway up to entrance.

**\*\*\* A GREAT HOUSE IN A VERY POPULAR AREA - IF YOU WOULD LIKE TO VIEW THEN CALL OUR HELPFUL TEAM ON 01253 406111 \*\*\***

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## APPROXIMATE AGE OF THE PROPERTY

1930's

## TENURE

The property is **Freehold**

## COUNCIL TAX

Band "A"

The average council tax charges for April 2010 - March 2013 are listed below, based on a household of two adults. The tax bands are based on the value of your property in 1991.

Valuation Band	Council Tax 2012/13	Council Tax 2013/14	Council Tax 2014/15
<b>A</b>	<b>£1013.11</b>	<b>£1015.05</b>	<b>£1017.07</b>
B	£1181.97	£1184.22	£1186.59
C	£1350.82	£1353.40	£1356.10
D	£1519.67	£1522.57	£1525.61
E	£1857.37	£1860.92	£1864.63
F	£2195.08	£2199.27	£2203.66
G	£2532.78	£2537.62	£2542.68
H	£3039.34	£3045.14	£3051.22

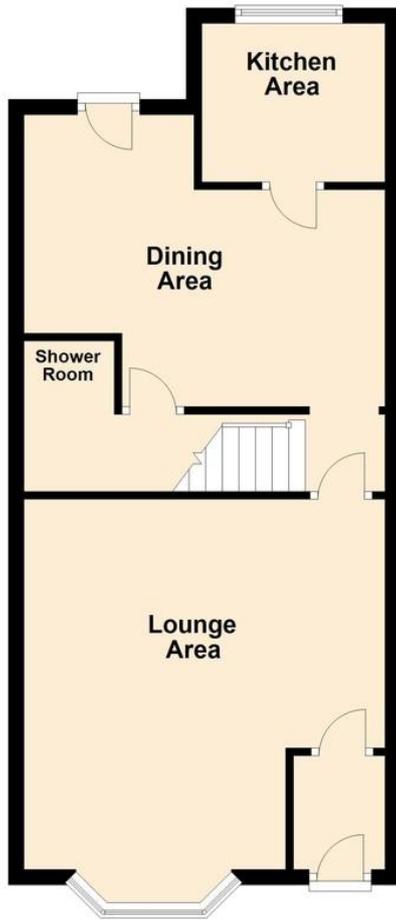
## PLEASE NOTE

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## Ground Floor



## First Floor

