





## St Annes Road Blackpool FY4 2EF

**Price: £230,000**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	29	45
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
Scotland		EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	29	44
(1-20)	G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
Scotland		EU Directive 2002/91/EC	

- Substantial Four / Five Bedroom Semi Detached Bungalow
- Two Receptions, Conservatory
- Two Stunning Bathrooms
- Gas Central Heating And Double Glazed
- Off Road Parking And Garage
- Approx 85' Enclosed Rear Garden
- Viewing Highly Recommended

# St Annes Road Blackpool

## ENTRANCE HALL

uPVC double glazed door. Original tiled flooring. Coved ceiling.

## LOUNGE

16' 2" x 12' 0" (4.93m x 3.66m)

A spacious lounge with a double glazed bay window to front elevation. Decorative coved ceiling. Electric fire. Television point. Carpeted flooring.



## RECEPTION TWO

16' 3" x 14' 0" (4.95m x 4.27m)

A spacious second reception. Coved ceiling. Coal effect gas fire with feature surround. Two radiators. Carpeted flooring.



## CONSERVATORY

13' 0" x 8' 2" (3.96m x 2.49m)

uPVC double glazed windows to side and rear elevation. Double glazed doors leading onto rear garden.

## KITCHEN

15' 7" x 13' 2" (4.75m x 4.01m)

Fitted with a matching range of wall and base units. Cornice trims and rounded edged worktops. Sink with mixer tap. Plumbing for a washing machine and dishwasher. Gas and electric point for cooker. Space for a fridge freezer. Double glazed window to rear. Tiled flooring. Double glazed door leading to the rear garden.



## BEDROOM ONE / DINING ROOM

12' 5" x 10' 2" (3.78m x 3.1m)

uPVC double glazed window to front elevation. Radiator. Carpeted floor.

## BEDROOM TWO

12' 5" x 9' 1" (3.78m x 2.77m)

uPVC double glazed window to side elevation. Radiator.

## DOWNSTAIRS BATHROOM

8' 6" x 5' 6" (2.59m x 1.68m)

Stunning three piece bathroom suite comprising of a panelled bath with overhead shower. Low flush WC. Wash hand basin in vanity unit. Tiled floor to ceiling. Double glazed window to side elevation.



## LANDING

Double glazed window. Radiator.

## BEDROOM THREE

12' 0" x 11' 1" (3.66m x 3.38m)

Double glazed window to rear. Fireplace. Radiator.

## BEDROOM FOUR

17' 8" x 8' 0" (5.38m x 2.44m)

Double glazed window to front elevation. Radiator.

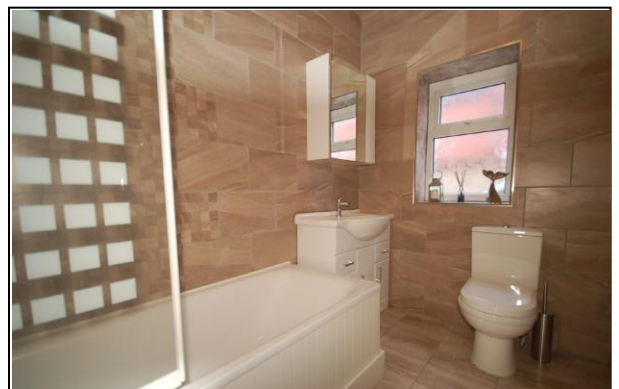
## BEDROOM FIVE

14' 6" x 8' 9" (4.42m x 2.67m)

Double glazed window to side elevation. Radiator. Loft access.

## BATHROOM

Stylish bathroom comprising of a free standing bath with shower head attachment. Pedestal wash hand basin. Low flush WC. Radiator. Tiled floor to ceiling. Window to rear elevation.





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## CELLAR

Crawl under space for the whole of the property. Great storage space.

## EXTERNALLY

To the rear there is approx. 85' garden with laid to lawn grass. Range of plants, shrubs and trees. Paved patio area. Summerhouse with power. Green house.

The front provides off road parking for multiple cars. Low maintenance. Drive leading to the garage.

## GENERAL POINTS OF INTEREST AS PROVIDED BY VENDOR

### APPROXIMATE AGE OF THE PROPERTY

1920s

### TENURE

The property is **Freehold**

### COUNCIL TAX

Band "D"

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
A	£1013.11	£1015.05	£1017.07
B	£1181.97	£1184.22	£1186.59
C	£1350.82	£1353.40	£1356.10
<b>D</b>	<b>£1519.67</b>	<b>£1522.57</b>	<b>£1525.61</b>
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

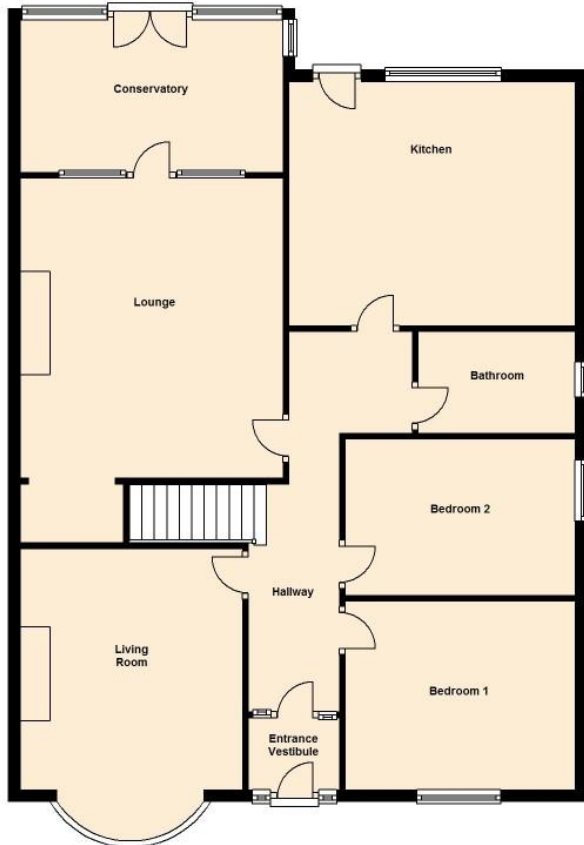
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23/03/2016



# St Annes Road Blackpool

**Ground Floor**  
Approx. 88.6 sq. metres (953.9 sq. feet)



**First Floor**  
Approx. 63.0 sq. metres (678.3 sq. feet)



Total area: approx. 151.6 sq. metres (1632.2 sq. feet)