



41 London Road, Blackpool,  
FY3 8DL

**£124,950**

**\*\*\* WELL PRESENTED, TWO BATHROOMS and an invaluable GARAGE \*\*\***

This **SPACIOUS** traditional style, stone bayed mid garden-terraced house benefits from some recent renovation and is now very well presented throughout, with **THREE** bedrooms, a modern **FITTED** dining/kitchen, **MODERN** family bathroom **PLUS** an additional ground floor shower room.

Externally there is a long rear garden at around 60ft long and an invaluable **GARAGE**, which also sizeable at 19ft long.  
No onward chain

- THREE bedrooms
- MODERN fitted dining kitchen
- Bathroom PLUS shower room
- UPVC double glazing
- Electric storage heating
- Rear garden approx. 60ft
- LARGE garage
- NO chain.

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## Open Porch:

**Hall:** UPVC double glazed window and front door, Understairs storage with meters, Staircase, Wood effect laminate flooring, Electric storage heater.

**Lounge:** 14'11" x 11'2" (4.55 m x 3.40 m) Fitted gas fire with tiled surround, Coved ceiling, Wood effect laminate flooring, Electric storage heater.

**Dining Room:** 14'3" x 11'4" (4.34 m x 3.45 m) Fitted gas fire with stone effect fire surround, Composite marble hearth, Wood effect laminate flooring, UPVC double glazed window, Open to:-

**Kitchen:** 12'6" x 6'9" (3.81 m x 2.06 m) Modern fitted wall and base cupboard units, tiled worktops, Built in oven and hob with extractor over, Stainless steel sink, Wood effect laminate flooring, UPVC double glazed rear door, Electric storage heater.

**Utility Room:** Plumbed for washing machine, Tiled floor, UPVC double glazed window.

**Shower Room:** Comprising; Shower cubicle, Low flush WC, Wash basin, Tiled walls and floor, Two UPVC double glazed windows, Electric storage heater.

## First Floor:

### Landing:

**Bedroom 1:** 11'11" x 10'10" (3.63 m x 3.30 m) Picture rail, UPVC double glazed window.

**Bedroom 2:** 12'5" x 10'8" (3.78 m x 3.25 m) Built in airing cupboard, Storage cupboard, UPVC double glazed window.

**Bedroom 3:** 7'10" x 6'5" (2.39 m x 1.96 m) Picture rail, UPVC double glazed window.

**Bathroom:** Modern three piece bathroom comprising; Combination 'P' shaped bath/shower with overhead shower and screen, Vanity wash basin, Low flush, Heated towel rail/radiator, Tiled walls and floor.

## Outside:

**Front Garden:** With numerous established plants/shrubs to flowered beds.

**Rear Garden:** Concrete and paved patio, Paths, Established flowerbeds with numerous plants and shrubs. Approximately 60' in length.

**Garage:** Large brick garage, Light and power, 19' in length.

**Heating:** Electric storage 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 - A £1518.00 (2024/25)



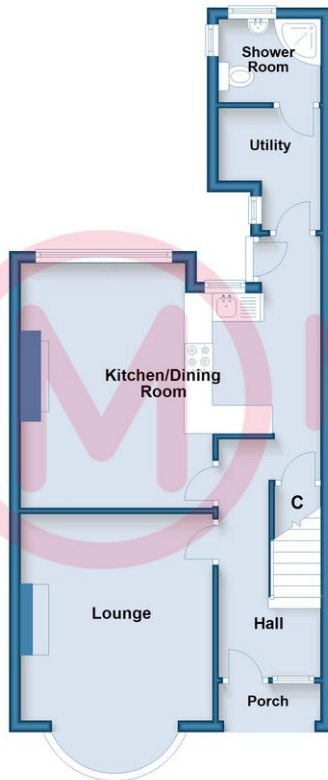
**Directions:** Travelling north on Whitegate Drive to Devonshire Square and turn right into Newton Drive. London Road is then the second Road on your left.

**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.

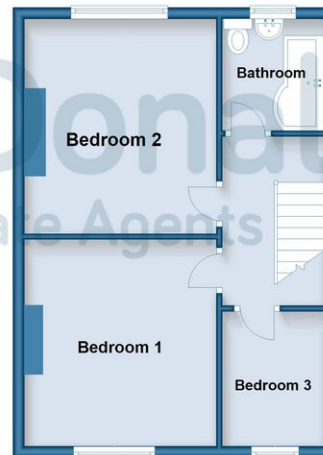
**Photography:** Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			84
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		48	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

Ground Floor



First Floor



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London Road

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