



11 Camden Road, Blackpool,
FY3 8HN

£93,000

***** IMMACULATE MID TERRACED near LOCAL PARK *****

This mid-terraced house is a credit to the present owners, immaculately presented and tastefully appointed throughout.

With a **STYLISH** fitted kitchen, **MODRN** bathroom, **UPVC** double glazing, gas central heating and **TWO** bedrooms **PLUS** a **LOFT** conversion, which affords excellent storage. A quieter **CUL-DE-SAC** location but still conveniently within just **150 yards** of **LOCAL SHOPS** and amenities and a **LOCAL PARK** at the end of the cul-de-sac.

- TWO bedrooms
- Lounge
- **FITTED** kitchen
- **MODERN** bathroom
- **UPVC** double glazing
- Gas central heating
- Near **LOCAL PARK**
- Near **LOCAL** shops.

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Lounge: 13'3" x 12'7" (4.04 m x 3.84 m) Meter cupboard, UPVC double glazed window and front door, Radiator.

Kitchen: 13'8" x 9'1" (4.17 m x 2.77 m) Stylish range of fitted wall and base cupboard units, Complementary roll edge worktops and matching splashback, Built in oven, Colour coordinated sink, Plumbed for washing machine and dishwasher, Integrated fridge freezer, Additional fitted units below stairs, Staircase to first floor, Tiled floor, UPVC double glazed windows and rear door, Feature radiator.

First Floor:

Landing: Two steps up to the bathroom.

Bedroom 1: 13'4" x 12'7" (4.06 m x 3.84 m) UPVC double glazed windows, Feature radiator.

Bedroom 2: 9'3" x 7'0" (2.82 m x 2.13 m) Gas central heating boiler, Loft ladder, UPVC double glazed window, Radiator.

Bathroom: Modern three piece bathroom comprising; Panelled bath with overhead shower and screen, Low flush WC, Vanity wash basin, Tiled floor and walls, UPVC double glazed window.

Second Floor:

Loft Room: 14'9" x 13'4" (4.50 m x 4.06 m) Access via loft ladder in 2nd bedroom. Limited head height.

Outside: South facing rear yard, concreted for ease of maintenance.

Heating: Gas central 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)

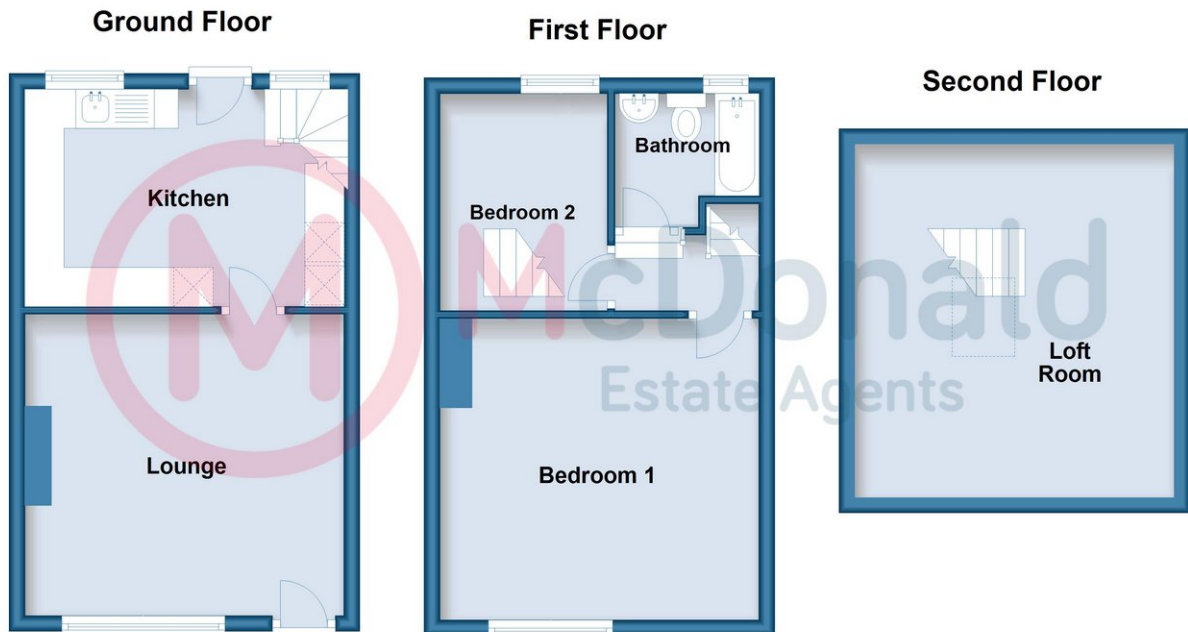


Directions: Travel North along Whitegate Drive, at the traffic lights at the end turn right into Newton Drive. Straight ahead at the next set of lights and then first left into Layton Road. Finally take your sixth right into Camden Road.

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) | A | | |
| (81-91) | B | | 84 |
| (69-80) | C | 68 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |



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Camden Road

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