



**48 Layton Road,
Blackpool, FY3 8HT**

£116,500

***** LARGE GARDEN TERRACE WITH MODERN DECOR *****

This truly is a deceptively spacious mid garden-terraced family home, with a modern decorative theme throughout and yet still maintaining many character features.

In brief, two **LARGE** reception areas and a **FITTED** kitchen which has an adjacent room which affords potential as a supplementary **UTILITY** area along with the existing ground floor **Wc**.

Further there are **THREE** bedrooms, where the master bedroom is well **OVER 14ft x 13ft!**... and a **LARGE FOUR** piece family bathroom.

Externally to the rear are sunnier **WEST** facing rear gardens with a raised timber sun-deck and the front provides off-street parking.

Viewing highly recommended.

- **THREE** bedrooms
- **TWO** large reception rooms
- **Fitted** kitchen
- **Possible Utility / Wc**

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- **FOUR piece bathroom**
- **UPVC double glazing**
- **Sunnier WEST facing rear**
- **Off street PARKING**



Vestibule: UPVC double glazed front door.

Hall: Coved ceiling, Staircase, Radiator.

Lounge: 17'0" x 11'0" (5.18 m x 3.35 m) Meter cupboard, Coved ceiling, UPVC double glazed bay window, Feature radiator. Open to:-

Dining Room: 17'9" x 11'3" (5.41 m x 3.43 m) Living flame stone effect gas fire, Parquet flooring, Double glazed skylight window, Period style radiator.



Kitchen: 14'10" x 9'4" (4.52 m x 2.84 m) Modern range of fitted wall and base cupboard units, Complementary roll edge worktops, One and a half bowl stainless steel sink, Plumbed for washing machine, Tiled floor, Part tiled walls, UPVC double glazed patio doors to the rear, Radiator.

Rear Vestibule: Tiled floor, UPVC double glazed window and rear door, Radiator.

Ground Floor WC: Low flush WC, Wash basin, Tiled floor.

First Floor:

Landing: Split level landing.



Bedroom 1: 14'7" x 13'8" (4.44 m x 4.17 m) Two UPVC double glazed windows, Radiator.

Bedroom 2: 13'5" x 8'7" (4.09 m x 2.62 m) UPVC double glazed window, Radiator.

Bedroom 3: 6'7" x 6'3" (2.01 m x 1.90 m) UPVC double glazed window, Radiator.

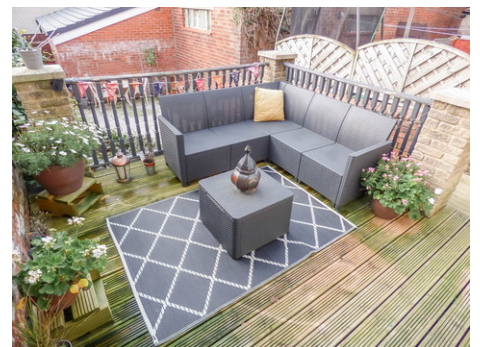


Bathroom: Modern, spacious four piece bathroom comprising; Panelled corner bath, Shower cubicle, Low flush WC, Pedestal wash basin, Part tiled walls, Decorative tiled floor, UPVC double glazed window.

Outside:

Front: Brick/block paved for ease of maintenance.

Rear: Sunnier west facing aspect, Raised timber sun deck stepping down to second paved patio area.



Parking: Off street parking to the front.

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 - B £1688.52 (2023/24)



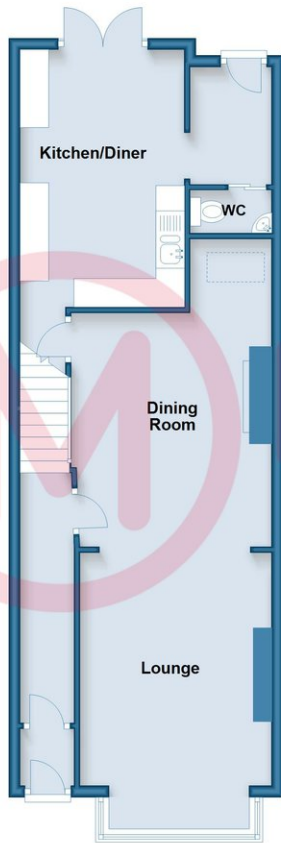
Directions: Take Whitegate Drive heading north, at the traffic lights at the end turn right into Newton Drive. Then after the next set of lights turn first left into Layton Road.

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		
(92-100) A		
(81-91) B		85
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Ground Floor



First Floor



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Layton Road

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