



23 Holly Road,
Blackpool, FY1 2SF

£159,950

***** CHARACTER, EXTENDED SEMI-DETACHED IN
POPULAR LOCATION *****

This is a **SPACIOUS** semi-detached house with the added benefit of a **UPVC CONSERVATORY** leading to the **SOUTH** facing rear gardens and a **BREAKFAST** room off the **STYLISH** fitted kitchen, this now provides **FOUR** reception areas and **THREE** bedrooms.

This is a **POPULAR** location within just 300 yards of numerous **LOCAL** shops and amenities on **Devonshire Road**.

- **THREE** bedrooms
- **Modern** bathroom
- **Lounge** and **Dining Room**
- **Breakfast Area**
- **STYLISH** fitted kitchen
- **UPVC** conservatory

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- UPVC double glazed
- Gas central heating
- SOUTH facing rear
- Off street PARKING



Ground Floor:

Vestibule: Half tiled walls, Decorative tiled floor.

Hall: Staircase, Radiator, Meter cupboard.

Lounge: 14'5" x 11'3" (4.39 m x 3.43 m) UPVC double glazed bay window, Radiator, Picture rail, Decorative fireplace, Coved ceiling, Double doors to:-



Dining Room: 13'11" x 11'3" (4.24 m x 3.43 m) Radiator, Feature wall, Coved ceiling, Double doors to:-

Breakfast Area: 7'1" x 5'11" (2.16 m x 1.80 m) Radiator, Tiled floor, UPVC double glazed rear door.

Kitchen Area: 11'2" x 7'11" (3.40 m x 2.41 m) Modern fitted wall and base cupboard units, Complimentary roll edge work tops, Built in Oven, Hob and Extractor hood, Colour co-ordinated sink, Two UPVC double glazed windows, Plumbed for automatic washer, Decorative part tiled walls, Vented for dryer, Tiled floor.



First Floor:

Landing:

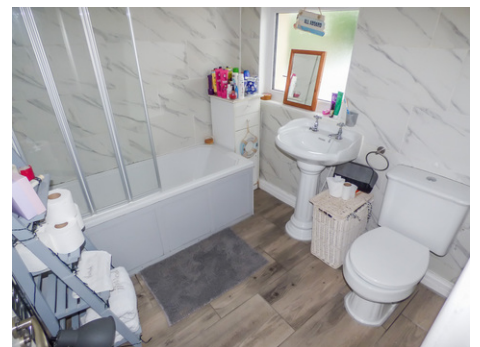
Bedroom 1: 14'7" x 10'5" (4.44 m x 3.17 m) UPVC double glazed bay window, Radiator, Fitted wardrobes to alcoves.

Bedroom 2: 12'1" x 10'7" (3.68 m x 3.23 m) UPVC double glazed window, Radiator, Built in wardrobes to alcoves.

Bedroom 3: 8'1" x 6'8" (2.46 m x 2.03 m) UPVC double glazed window, Radiator.



Bathroom: Comprising Panelled bath with overhead shower and screen, Pedestal wash hand basin and Low flush Wc, UPVC double glazed window, Tiled walls and floor, Heated towel rail/radiator.



Outside:

Front Garden: Lawned with flower bed to border

Rear Garden: South facing rear gardens with large timber sun deck, Paved patio, Artificial lawn, Timber shed.

Parking: Off street parking to the front

Heating: Gas central heating (NOT TESTED)

Council Tax: Band C / £2024 per annum 2024/5

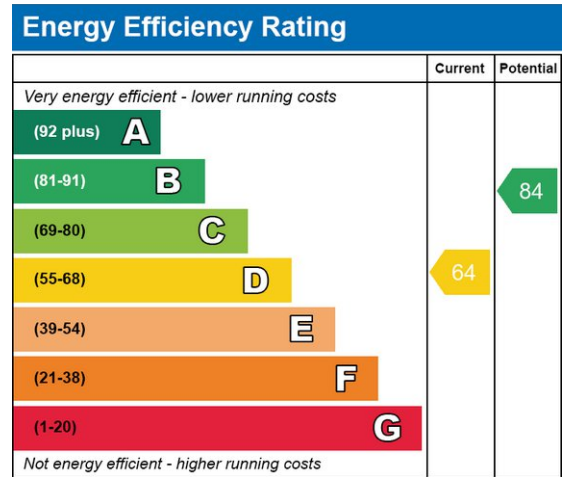
Tenure: We are informed the property is Freehold. Interested parties should seek clarification from their solicitor.



Directions: From Bispham Village head south along Devonshire Road. After passing straight ahead at the Warbreck Hill Road roundabout take the next right into Hilly 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.



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