



62 Holmfield Road,
Blackpool, FY2 9RT

£132,000

A magnificently **SPACIOUS**, traditional style Terraced Family Home. To the ground floor are two separate Reception rooms, Dining Kitchen, Utility and WC whilst to the first floor are the **FOUR** Bedrooms and Bathroom. Sold with **NO ONWARD CHAIN**.

- Lounge
- Dining Room
- Dining Kitchen; Utility
- Ground floor WC
- Four Bedrooms
- Bathroom
- UPVC double glazing
- Gas central heating
- Garage to Westerly facing rear
- Just one road back from the Promenade

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1948.



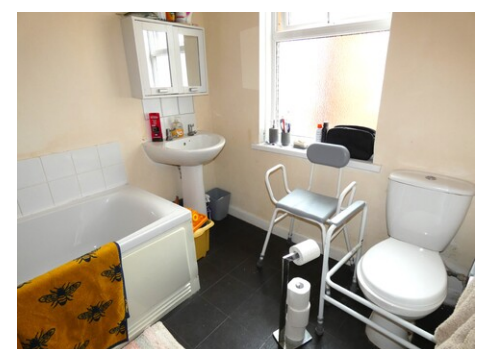
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Vestibule: UPVC double glazed door.

Hall: Meter cupboard, Radiator.

Lounge: 16'5" x 12'7" (5.00 m x 3.84 m) TV point, Coved ceiling, UPVC double glazed bay window, Radiator.

Dining Room: 15'1" x 11'6" (4.60 m x 3.51 m) TV point, UPVC double glazed window, Radiator.

Utility Room: 11'5" x 8'0" (3.48 m x 2.44 m) UPVC double glazed door, Radiator.

WC: Low flush WC, UPVC double glazed window.

Kitchen: 15'1" x 11'6" (4.60 m x 3.51 m) Wall and base cupboard units with complementary roll edge worktops, Single drainer stainless steel sink with mixer tap, Oven, Hob with extractor over, Plumbed for washing machine, UPVC double glazed window, Radiator.

First Floor:

Bedroom 1: 13'1" x 10'5" (3.99 m x 3.17 m) UPVC double glazed window, Radiator.

Dressing Room: 13'1" x 6'4" (3.99 m x 1.93 m) UPVC double glazed window.

Bedroom 2: 13'5" x 10'5" (4.09 m x 3.17 m) UPVC double glazed window, Radiator.

Bedroom 3: 8'4" x 7'8" (2.54 m x 2.34 m) UPVC double glazed window, Radiator.

Bathroom: Three piece bathroom comprising; Panelled bath, Pedestal wash basin, Low flush WC, UPVC double glazed window, Radiator.

Bedroom 4: 11'5" x 8'0" (3.48 m x 2.44 m) UPVC double glazed window, Radiator.

Outside:

Front:

Rear: A low maintenance, westerly facing rear garden.

Parking: Garage to the rear (requiring repair).

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 £1771.00 (2024/25)

Directions: From our office on Red Bank Road, travel south on Warbreck Drive where Holmfield Road can be found fourth on the right hand side.

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		
(69-80)	C		73
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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Holmfield Road

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