



39 Lincoln Road,  
Blackpool, FY1 4HA

**offers over £195,000**

**\*\*\* BEAUTIFUL CHARACTER SEMI-DETACHED HOME \*\*\***

This **VERY SPACIOUS** semi -detached house is a **SUPERB** example of a traditional, spacious family home with many character features and yet benefitting from contemporary improvements like the **STYLISH** fitted kitchen with integrated appliances and **MODERN FOUR** piece shower room.

Briefly, with **THREE** sizeable bedrooms, **TWO** large receptions plus a **DINING CONSERVATORY** overlooking the sunnier **WEST** facing rear gardens.

**A MUST see... !**

- **THREE** sizeable bedrooms
- Lounge
- Second lounge
- **DINING** conservatory
- **STYLISH** fitted kitchen

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- **Modern FOUR piece bathroom**
- **UPVC double glazing**
- **Gas central heating**
- **WEST facing rear.**
- **BEAUTIFULLY presented throughout.**



**Vestibule:** Tiled floor, UPVC double glazed front door and window.

**Hall:** Polished wooden spindled staircase, Coved ceiling, Picture rail, Radiator.

**Lounge:** 17'5" x 14'8" (5.31 m x 4.47 m) Feature fireplace with living flame coal effect gas fire, Coved ceiling, Picture rail, UPVC double glazed bay window, Radiator.

**Second Lounge:** 14'0" x 12'9" (4.27 m x 3.89 m) Feature fireplace with living flame coal effect gas fire, Coved ceiling, Picture rail, Radiator. Open to:-

**Dining Conservatory:** 8'3" x 5'9" (2.51 m x 1.75 m) UPVC double glazed windows.

**Kitchen:** 13'2" x 9'3" (4.01 m x 2.82 m) Stylish range of fitted wall and base cupboard units, Complementary worktops, Integrated appliances to include; Built in oven and separate microwave oven, dishwasher, 'Nef' induction hob and extractor hood. Free standing fridge freezer, Feature radiator. Open to:-

**Utility/Porch:** Plumbed for washing machine, UPVC double glazed windows and rear door.



#### **First Floor:**

**Bedroom 1:** 17'2" x 13'8" (5.23 m x 4.17 m) Coved ceiling, Picture rail, UPVC double glazed bay window, Radiator.

**Bedroom 2:** 14'1" x 12'7" (4.29 m x 3.84 m) Picture rail, UPVC double glazed window, Double radiator.

**Bedroom 3:** 10'6" x 8'5" (3.20 m x 2.57 m) Picture rail, UPVC double glazed window, Radiator.

**Shower Room:** Modern contemporary style shower room with feature 'smoked glazed' shower, Mosaic tiled seat, Tiled walls, Tiled 'wood effect' flooring, Vanity wash basin, Low flush WC, Bidet, Feature radiator.



**Outside:**

**Front:** Established flowerbeds with a variety of plants and shrubs.

**Rear:** Sunnier west facing aspect. Rockery/Flowered beds. Concreted for ease of maintenance. Timber 'summerhouse'

**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 - C £2024.00 (2024/25)

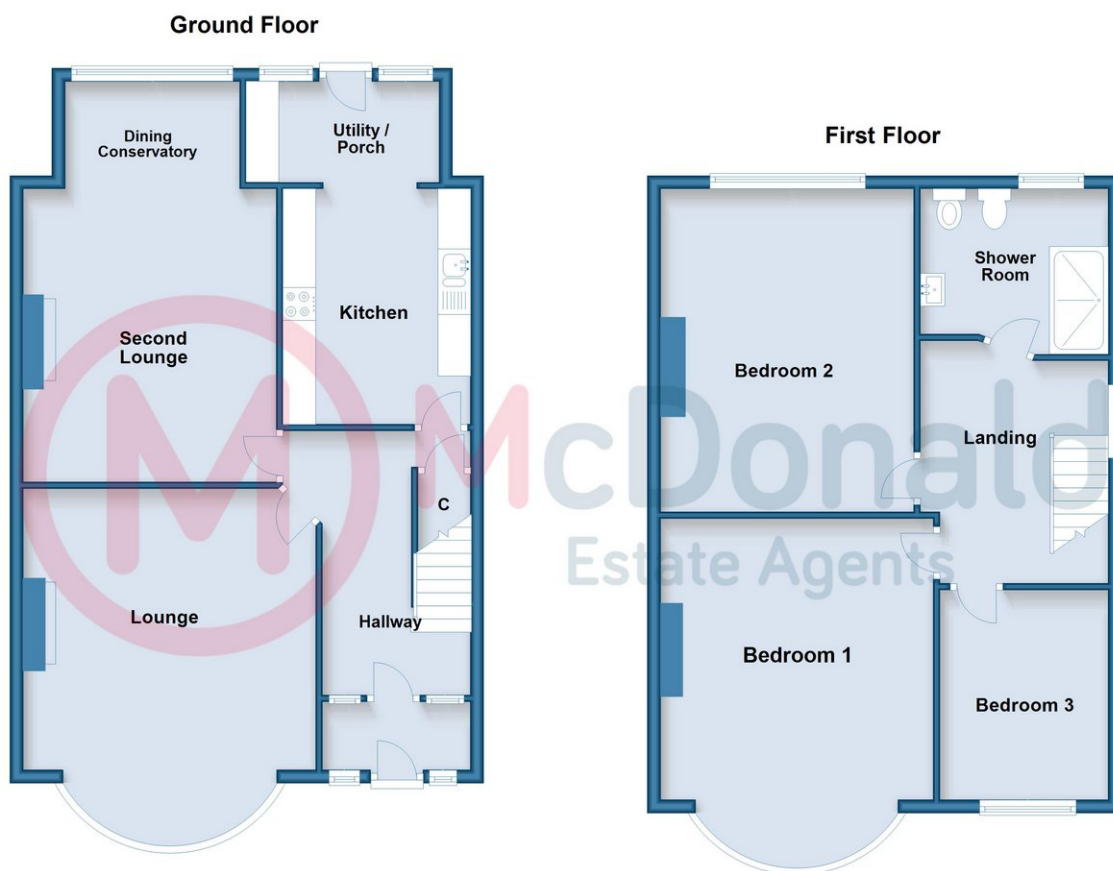


**Directions:** Take Whitegate Drive and turn second right into Hornby Road and turn third right into Lincoln Road.

**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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		



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**Lincoln Road**

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