



**THE CRESCENT, BLACKPOOL  
FY4 1EQ**

**OFFERS IN THE REGION  
OF £120,000**

- NO CHAIN - IDEAL FOR FIRST TIME BUYER OR INVESTOR
- SPACIOUS & WELL PRESENTED 3 BEDROOM MID TERRACED HOUSE IN POPULAR LOCATION
- CLOSE TO LOCAL SHOPS 2/3 RECEPTION ROOMS - CONTEMPORARY KITCHEN & BATHROOM
- REAR COURTYARD GARDEN



We take every care to ensure that details shown are correct, however, complete accuracy cannot be guaranteed and is expressly excluded from any contract. The information contained herein is for general guidance only. Unless otherwise stated, the condition of the heating system, electrical appliances and any fittings in the sale are not known and have not been tested by County and Commercial properties Ltd. We therefore cannot offer any guarantees in respect to them.



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#### Entrance

Double glazed entrance door, obscure double glazed window to front, decorative cornice style ceiling, tiled floor

#### Hallway

Glazed entrance door, UPVC obscure double glazed window to front, decorative cornice style ceiling, radiator

#### Lounge

4.27m x 3.43m  
Double glazed walk in bay window to front, original fireplace, decorative cornice style ceiling, radiator, sliding doors which open into;

#### Dining Room

4.39m x 3.43m  
Double glazed window to rear, radiator

#### Kitchen

5.66m x 1.60m  
Fitted with a matching range of base and wall units with black laminate worktops, stainless steel sink with single drainer, mixer tap & tiled splash backs, electric point for cooker, plumbing for washing machine, space for fridge/freezer, radiator, double glazed door to garden

#### Downstairs Playroom/Bedroom

4.27m x 2.44m  
Double glazed window to side, radiator, built in storage cupboard

#### First Floor Landing

Aforementioned staircase leading to the first floor landing, doors to the following rooms;

#### Bedroom One

4.39m x 3.43m  
Double glazed window to rear, radiator, original cast iron fireplace



#### Bedroom Two

3.76m x 3.20m  
Double glazed window to front, radiator, original cast iron fireplace

#### Bedroom Three

2.36m x 1.96m  
Double glazed window to front, radiator

#### Bathroom

2.44m x 1.68m  
Fitted with 3 piece suite comprising panelled bath with shower over, pedestal wash hand basin and low level wc, tiled walls, double glazed window to rear, radiator

#### External

Enclosed rear yard

#### Additional Information

Freehold  
Tax Band B - £1,605.05 p/a  
The loft is boarded and accessed via a pull down ladder



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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