



Contact: keith 123123

Test estate agents  
k@turbowebdesign.co.uk  
Tel: 01704 111 222

## Horncliffe Road, Blackpool, FY4 1LL



Asking Price: £105,000



THREE BEDROOM END OF TERRACE HOUSE IDEAL FOR FAMILY OR INVESTMENT, In Need Of Modernisation, Two Reception Rooms, Front & Side Gardens, Single Garage, Great Location

#### Entrance Porch

Double glazed entrance door and window to front, vinyl flooring.

#### Entrance Hall

Single glazed entrance door to porch, meter cupboard, under stairs storage cupboard, coved ceiling, carpet.

#### Dining Room - 13'6" (4.11m) Into Bay x 10'8" (3.25m)

Double glazed bay window to front, radiator, feature fireplace with gas fire, coved ceiling, wood laminate flooring.

#### Lounge - 18'10" (5.74m) Into Bay x 11'5" (3.48m) Max

Double glazed bay window to side, feature fireplace, television point, coved ceiling, wood laminate flooring.

#### Kitchen - 16'7" (5.05m) x 6'8" (2.03m)

Patio doors to side, single glazed window to rear, radiator, fitted kitchen with wall and base units with work surface over, built-in oven, hob and extractor hood, spaces for washing machine, fridge/freezer and dishwasher, wall and floor tiling.

## Property Details

Price: £105,000

Bedrooms: 3

Location: Horncliffe Road

## Property Features

Three Bedroom End Of Terrace  
House In Need Of Modernisation  
Two Reception Rooms, Front & Side  
Gardens, Single Garage  
Great Family Home Or Ideal  
Investment Opportunity





### Landing

Access to all first floor rooms, access to loft space, coved ceiling, carpet.

### Bedroom One - 13'6" (4.11m) Into Bay x 10'2" (3.1m)

Double glazed bay window to front, fitted bedroom furniture, television point, coved ceiling, carpet.

### Bedroom Two - 12'1" (3.68m) Into Bay x 11'5" (3.48m)

Double glazed bay windows to side, radiator, built-in wardrobe, television point, coved ceiling, carpet.

### Bedroom Three - 7'0" (2.13m) x 6'2" (1.88m)

Double glazed window to front, radiator, coved ceiling, carpet.

### Bathroom - 8'0" (2.44m) x 5'6" (1.68m)

Double glazed window to rear, radiator, three piece suite comprising: Panelled bath with electric shower, close coupled WC and pedestal wash hand basin, wall tiling, wood laminate flooring.

### Garden

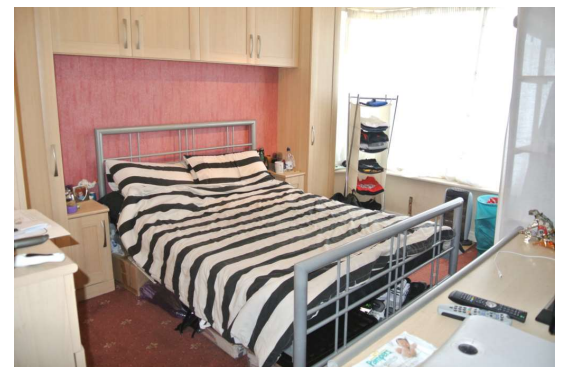
Situated on a corner, the property benefits from gardens to the side and front, with lawned lawns and paved areas.

### Garage

Single garage to the side.

### Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.





Test estate agents  
k@turbowebdesign.co.uk  
01704 111 222





