



5 Ilford Road, Blackpool

Blackpool

Offers Over £95,000

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Blackpool, Blackpool

Nestled in a sought-after neighbourhood, this charming two-bedroom semi-detached house is a rare gem on the market. With a welcoming hallway leading to a spacious lounge and a separate dining room, this property boasts a harmonious flow of living spaces perfect for modern living. The ground floor also features a convenient downstairs WC, a well-appointed kitchen, and a sunroom, all bathed in natural light. Upstairs, a landing leads to two generously sized bedrooms and a bathroom, providing ample space for a growing family or those seeking a peaceful retreat.

Step outside, and you'll discover an enclosed south facing rear garden that offers privacy. With side access and additional storage space, this garden is not only a visual delight but also a practical feature for storing outdoor essentials. Adding to the appeal of this property is the fact that it comes to the market with no onward chain, making it an enticing opportunity for those looking to make a swift and hassle-free move to their dream home.

Council Tax band: B

Tenure: Freehold

- Two Bedroom Semi- Detached House
- Hallway, Spacious Lounge, Dining Room, Downstairs WC, Kitchen, Sunroom, Landing, Bathroom
- Enclosed Rear Garden With Side Access And Storage Space
- South Facing Rear Garden





Hallway

Lounge

14' 9" x 12' 0" (4.50m x 3.66m)

Dining Room

14' 9" x 10' 3" (4.49m x 3.13m)

WC

Kitchen

7' 0" x 9' 5" (2.13m x 2.87m)

Sunroom

7' 5" x 3' 8" (2.26m x 1.12m)

Landing

Bedroom 1

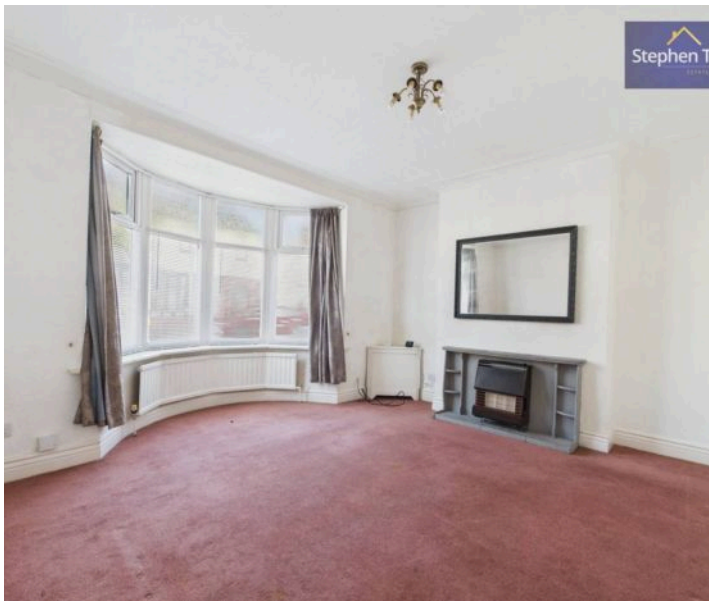
14' 9" x 12' 1" (4.50m x 3.69m)

Bedroom 2

8' 6" x 10' 4" (2.60m x 3.14m)

Bathroom

4' 8" x 7' 3" (1.41m x 2.20m)





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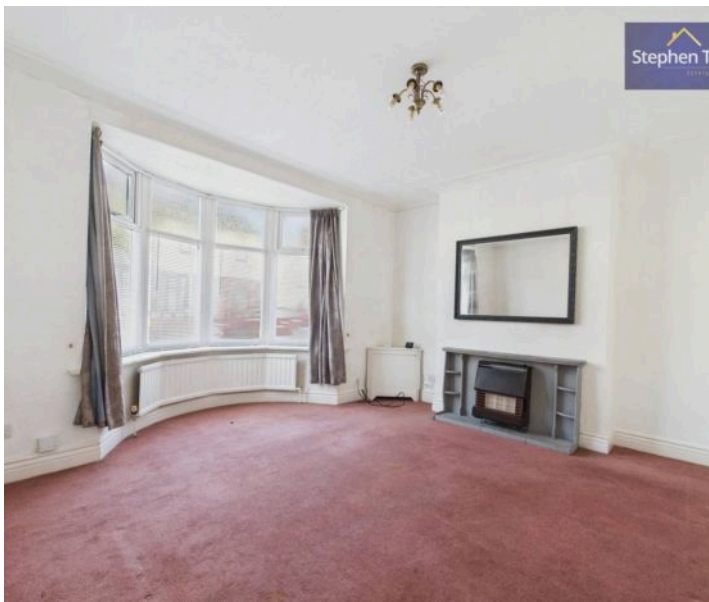
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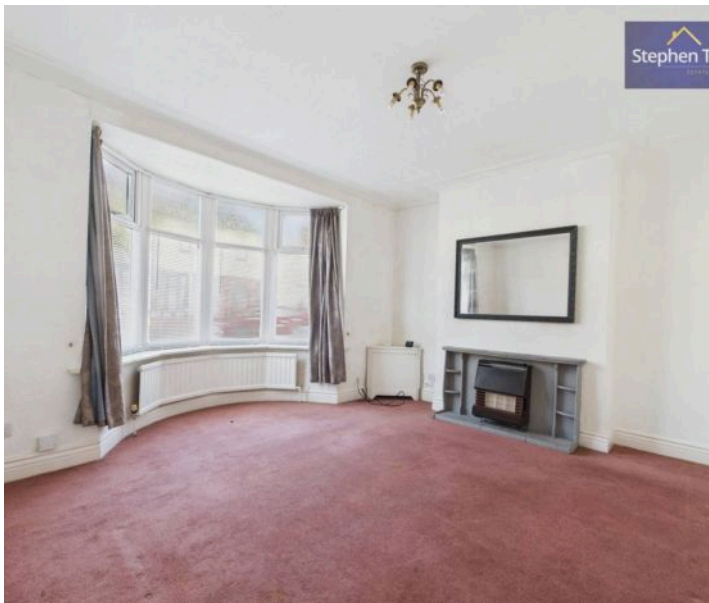


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FRONT GARDEN

REAR GARDEN

ON STREET



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Floor 1



Floor 2



Approximate total area[®]
811.7 ft²
75.41 m²

Reduced headroom
2.62 ft²
0.24 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

DRAFT 360



Floor 1



Approximate total area[®]
472.64 ft²
43.91 m²

Reduced headroom
2.62 ft²
0.24 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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DRAFT 360



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