



78 Argyll Road, Blackpool, FY2 9TH
£209,995

The Property Perspective

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GROUND FLOOR

Lounge 11'10" x 16'6" (3.61m x 5.03m)

Carpet flooring with bay fronted window, curtains and electric fireplace

Dining area 16'2" x 10'9" (4.94m x 3.30m)

High quality wood effect laminate flooring with patio doors leading to the rear garden and blind. Gas fireplace

Kitchen 7'10" x 23'5" (2.41m x 7.15m)

High quality wood effect laminate flooring with access to the rear garden and spotlighting. A range of fitted kitchen units, worktops and integrated kitchen appliances, including oven, hob, hood and dishwasher

FIRST FLOOR

Bedroom 10'9" x 18'0" (3.29m x 5.50m)

Carpet flooring with window to the front elevation, fitted wardrobes and curtains

Bedroom 10'10" x 16'4" (3.31m x 4.98m)

Carpet flooring with window to the rear elevation and curtains

Bedroom 9'2" x 7'11" (2.81m x 2.42m)

Carpet flooring with window to the front elevation and blind

Bathroom

High gloss tile flooring with 3 piece bathroom suite in white, separate showering enclosure, floor to ceiling tiled decor, spotlighting and heated towel rail

EXTERNAL

Single driveway to the front of the property with gated access to the rear garden. Enclosed rear garden with panel fencing and laid to lawn.