



Lawson Road, Blackpool, FY3 9TB

£210,000

\*\*\*\* GUIDE PRICE £210,000 - £220,000 \*\*\*\*



# 110 Lawson Road, Blackpool, FY3 9TB

Property Perspective are delighted to be able to present to you this beautifully presented and maintained 3 bedroom semi-detached house, situated in Blackpool. Benefiting from modern sophisticated decor throughout, deceptively spacious rear garden and lovely private plot position.

The living accommodation briefly comprises of; lounge, dining room and kitchen. To the first floor, 3 bedrooms and modern bathroom.

The property is located within a sought-after catchment area for local schooling at both Primary and Secondary levels, with schools boasting a 'GOOD to OUTSTANDING' OFSTED ratings. The area is also ideally located for local amenities/shops and travel links, with Lawson Fields just a short 2 minute walk away.

FREEHOLD

Council tax band - A

## GROUND FLOOR

**Lounge 12'1" x 13'3" (3.69m x 4.05m)**

Carpet flooring with open fire with surround and blind

**Dining room 10'4" x 9'3" (3.15m x 2.83m)**

High quality vinyl flooring with patio doors leading to the rear garden and blind

**Kitchen 10'2" x 9'10" (3.11m x 3.00m)**

High gloss tile flooring with spotlighting and blind. A range of fitted kitchen units, worktops and integrated double oven, hob, hood, micro-wave and dishwasher

## FIRST FLOOR

**Bedroom 10'1" x 12'2" (3.08m x 3.73m)**

Carpet flooring with window to the

front elevation, fitted wardrobes and spotlighting

**Bedroom 12'2" x 10'4" (3.71m x 3.16m)**

High quality wood effect laminate flooring with window to the rear elevation, curtains, blind and fitted wardrobes

**Bedroom 8'7" x 7'11" (2.64m x 2.42m)**

High quality wood effect laminate flooring with window to the front elevation and blind

## Bathroom

High quality vinyl flooring with 2 piece bathroom suite in white, separate showering enclosure, spotlighting, partially tiled decor and tiled decor

## EXTERNAL

Deceptively spacious and private rear garden, benefiting from a South-westerly aspect. Large tandem driveway to the front of the property, capable of accommodating 2 vehicles with a rural aspect looking over Lawson Fields.





