



Blackpool Road, Carleton, Poulton-le-Fylde, FY6

£160,000

Offers in Excess of

Tenure: Freehold, **Bedrooms:** 3

GUIDE PRICE OF £162,000 Housesimple are pleased to present to the market this lovely semi detached property which has been modernised throughout to a very high standard. This property is in the sought after Carleton area and would make an ideal family home or for the first ti

Key features:

- Modernised throughout
- Open Plan
- Modern Kitchen
- Contemporary Bathroom
- Feature Bannister
- Gardens
- Detached Garage
- Full UPVC
- GCH
- Off Street parking
- NO ONWARD CHAIN
- INTERNAL VIEWING HIGHLY RECOMMENDED
- Located in popular Carleton

Extra info:

- **Property Age:** 69 years
- **Council Tax:** Band C (£1541.12 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



*****GUIDE PRICE OF £162,000*****

Housesimple are pleased to present to the market this lovely semi detached property which has been modernised throughout to a very high standard. This property is in the sought after Carleton area and would make an ideal family home or for the first time buyer and is ready to move into with no work required being immaculately presented.

From the main entrance you enter a porch which opens in to the open plan lounge, this is a good size with staircase leading to the first floor and has a feature glass bannister, there is a large window which floods the room with light and a modern fireplace, wooden flooring flows throughout the ground floor. From the lounge there is open access to the dining area which has patio doors leading to the rear garden, from the dining area you enter the kitchen which has been fully fitted with modern cream wall and base units, this is finished with co-ordinating worktops and integrated appliances.

To the first floor there are two good size double bedrooms and a further single/box bedroom. The family bathroom has been modernised and has white suite and designer tiling to finish the modern contemporary look.

To the front is a garden area and off street parking for several cars on a driveway which leads to a large detached garage at the rear of the property, which could be converted to outside garden room, gym or workshop. Fully equipped with electric and lighting.

To the rear, a large garden comprising of a lawned area with a variety of shrubs and flower beds leading to large raised shaded patio area.

Amenities and schools are nearby and the property is ideally situated for good road and transport links, Poulton town centre and the train station is only a short distance away.

This is a lovely semi detached property in a sought after area which is ready to move into, having been modernised and immaculately presented throughout and we thoroughly recommend early viewing to fully appreciate all the qualities this property has to offer. Please call us on 0333 103 8390 today.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

59a, Blackpool Road, POULTON-LE-FYLDE, FY6 7QB

Dwelling type: Semi-detached house	Reference number: 2268-9097-7209-4468-8994
Date of assessment: 26 January 2018	Type of assessment: RdSAP, existing dwelling
Date of certificate: 29 January 2018	Total floor area: 72 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,950
Over 3 years you could save	£ 285

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 153 over 3 years	£ 153 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; display: inline-block;"> You could save £ 285 over 3 years </div>
Heating	£ 1,569 over 3 years	£ 1,371 over 3 years	
Hot Water	£ 228 over 3 years	£ 141 over 3 years	
Totals	£ 1,950	£ 1,665	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

<p>Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td style="background-color: #4caf50; color: white;">(92 plus) A</td> <td style="background-color: #8bc34a; color: white;">(81-91) B</td> <td style="background-color: #ffc107; color: white;">(69-80) C</td> <td style="background-color: #ffc107; color: white;">(55-68) D</td> <td style="background-color: #ffc107; color: white;">(39-54) E</td> <td style="background-color: #ffc107; color: white;">(21-38) F</td> <td style="background-color: #e91e63; color: white;">(1-20) G</td> </tr> <tr> <td colspan="6"></td> <td style="text-align: center;"> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">Current 69</td> <td style="width: 50%; text-align: center;">Potential 85</td> </tr> </table> </td> </tr> </table> <p>Not energy efficient - higher running costs</p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G							<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">Current 69</td> <td style="width: 50%; text-align: center;">Potential 85</td> </tr> </table>	Current 69	Potential 85	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
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Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Party wall insulation	£300 - £600	£ 66
2 Floor insulation (suspended floor)	£800 - £1,200	£ 132
3 Solar water heating	£4,000 - £6,000	£ 87

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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MISREPRESENTATION ACT, 1967.

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