



Forest Gate, Blackpool

Offers In Excess Of £180,000

We are delighted to offer for sale, this detached family home with four bedrooms, master en-suite and separate family bathroom. To the ground floor there is a lounge/dining room, sitting room, and breakfast kitchen. The property is double glazed and has a gas central heating system. Outside, there are garden areas front and rear plus rear outbuildings. No chain involved, viewing recommended.

Blackpool - Whitegate

69 Whitegate Drive , Blackpool - Whitegate , FY3 9DA

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Vestibule

Part decoratively tiled walls, door to:

Hallway

Radiator, stairs to first floor, rear door, door to:

Lounge 30'1" x 13'0"

Double glazed bay window to front, double glazed window to rear, ornamental feature fireplace, radiator.

Sitting Room 16'6" x 13'1"

Double glazed bay window to front, fireplace, radiator.

Kitchen/Breakfast Room 15'1" x 12'11"

Fitted with a matching range of units, sink unit, built-in oven, hob with extractor hood over, double glazed window to rear, radiator, parttiled.

First Floor Landing

Double glazed window to rear, door to:

Master Bedroom 15'0" x 12'3"

Double glazed window to front, fitted wardrobes, radiator, door to:

En-suite Shower Room

Shower, wash hand basin and WC, opaque double glazed window to front.

Bedroom 11'5" x 10'7"

Double glazed window to rear, radiator.

Bedroom 13'1" x 7'5"

Double glazed window to rear, radiator.

Bathroom

Four piece suite comprising jacuzzi bath with shower over, pedestal wash hand basin, bidet and close coupled WC, opaque double glazed window to side, radiator.

Bedroom 18'4" x 12'9"

Double glazed window to front, radiator.

Outside

Garden Areas To Front And Rear

Rear Outbuildings

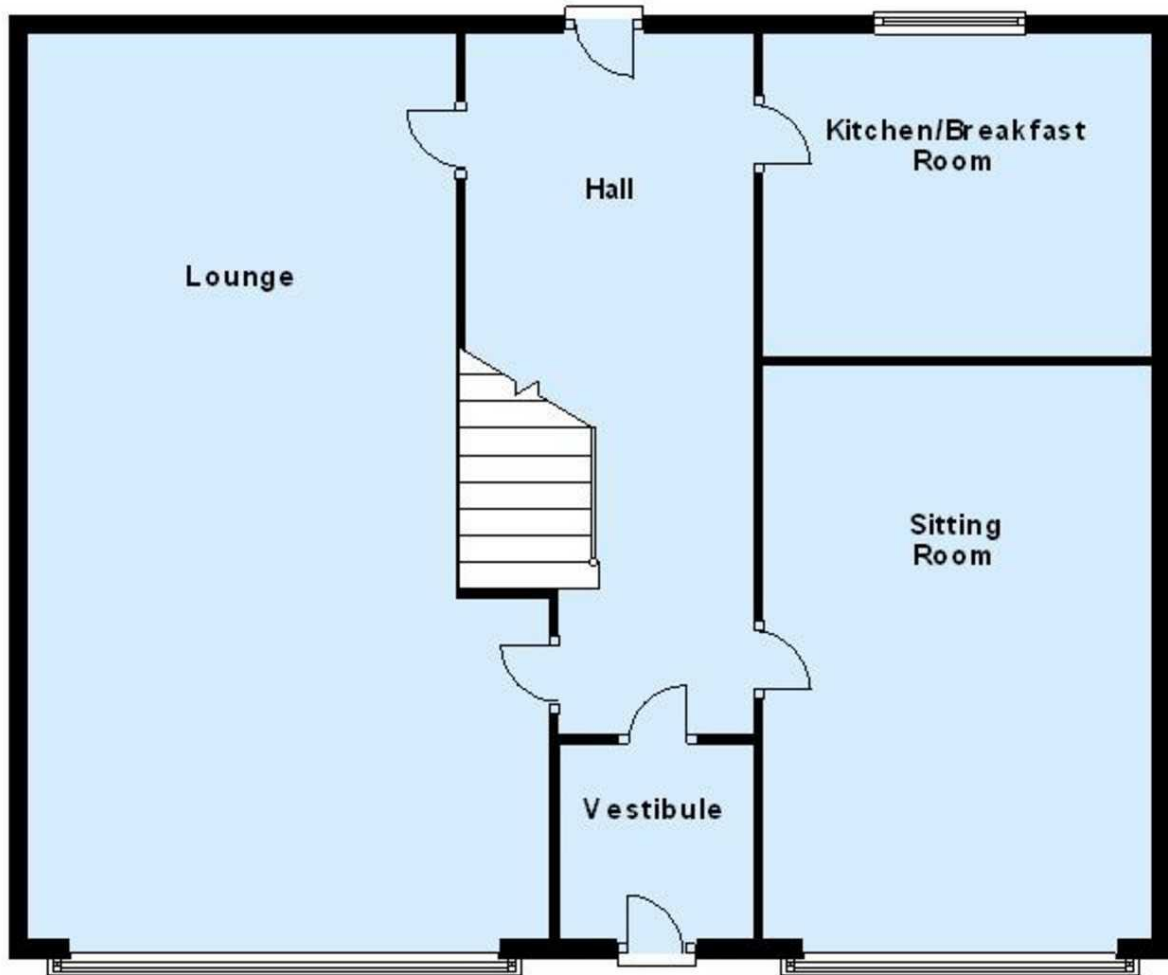
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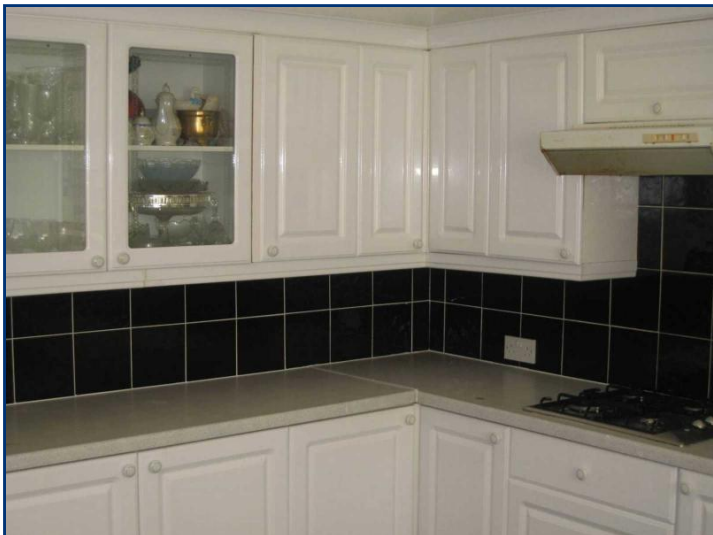
Directions

From our office, turn left and continue to the lights. Turn right into Forest Gate and the property is on the right hand side.

Ground Floor

Approx. 105.7 sq. metres (1137.7 sq. feet)





Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		61
(39-54)	E		
(21-38)	F	37	
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Wales & N.Ireland Directive 2002/91/EC			
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide emissions. The higher the rating the less impact it has on the environment.			

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		65
(39-54)	E		
(21-38)	F	40	
(1-20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland Directive 2002/91/EC			
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			