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BRITISH PROPERTY AWARDS 2024 — GOLD WINNER — ESTATE AGENT IN BLACKPOOL
2022 — IN BLACKPOOL
2021 — IN BLACKPOOL

99 Dunelt Road, Blackpool, FY1 6LU



£185,500

This semi-detached bungalow offers GENEROUS accommodation, briefly comprising a LARGE lounge with an adjacent office/study area, together with a SUPERB ground floor bedroom measuring OVER 15ft x 10ft, complemented by a sizeable walk-in wardrobe.
Further features include a MODERN shower 'wet' room and an impressive fitted dining kitchen measuring OVER 21ft x 10ft and to the first floor are TWO further bedrooms.
Externally, the property benefits from SUNNY WEST-FACING and established rear gardens, whilst the front garden provides valuable OFF-STREET PARKING.



- **THREE bedrooms**
- **Large lounge**
- **Office / Study**
- **DINING kitchen OVER 21ft**
- **Modern shower room**
- **WEST facing rear**
- **Off street PARKING**



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Vestibule: Double glazed composite front door, Quarry tiled floor.

Hall: Coved ceiling, Radiator.

Lounge: 16'0" x 12'2" (4.88 m x 3.71 m) Feature fireplace with 'solid fuel burner', Polished floorboards, UPVC double glazed bay window.

Shower Room: Modern shower 'wet' room comprising; Shower area, Pedestal wash basin, Low flush WC, Tiled walls, Panelled ceiling, Radiator.

Office: 11'1" x 8'11" (3.38 m x 2.72 m) Previously a ground floor bedrooms, now with Spindled staircase to first floor, Coved ceiling, UPVC double glazed window, Radiator.

Bedroom 1: 15'0" x 10'5" (4.57 m x 3.17 m) Coved ceiling, UPVC double glazed patio doors to rear garden, Radiator, Double doors to walk-in wardrobe.

Dining Kitchen: 21'0" x 10'2" (6.40 m x 3.10 m) Spacious dining kitchen comprising:-

...Dining Area: Tiled floor, UPVC double glazed window, Radiator. Directly open to:-

...Kitchen Area: Modern fitted wall and base cupboard units, Complementary roll edge worktops with breakfast bar, Freestanding large Range cooker (available subject to negotiation), Stainless steel sink, Tiled splashback, Stainless steel canopy, Tiled floor, Plumbed for washing machine, Two UPVC double glazed windows.

First Floor:

Landing: Double glazed skylight window.

Bedroom 2: 12'5" x 8'9" (3.78 m x 2.67 m) Double glazed skylight window, Radiator.

Bedroom 3: 10'0" x 9'8" (3.05 m x 2.95 m) UPVC double glazed window, Radiator.

Outside:

Front: Brick / Block paved with inset flower bed.

Rear: Sunnier west facing aspect, Mostly lawned, Raised flowerbeds to border, Paved patio and raised composite sun deck.

Parking: Off street parking to the front

Heating: Gas central heating (NOT TESTED).

Tenure: We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - B £1954.73 (2026/27)







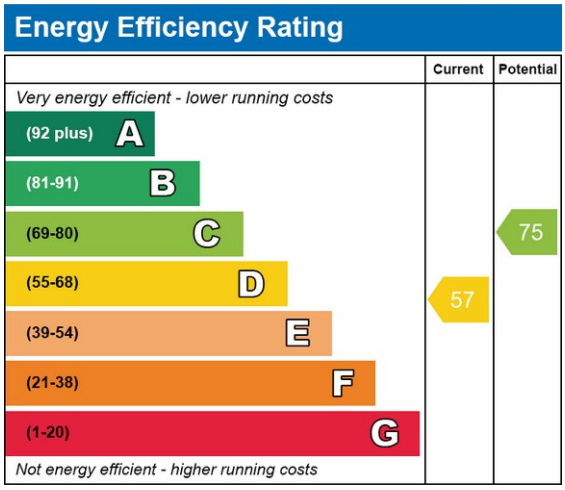


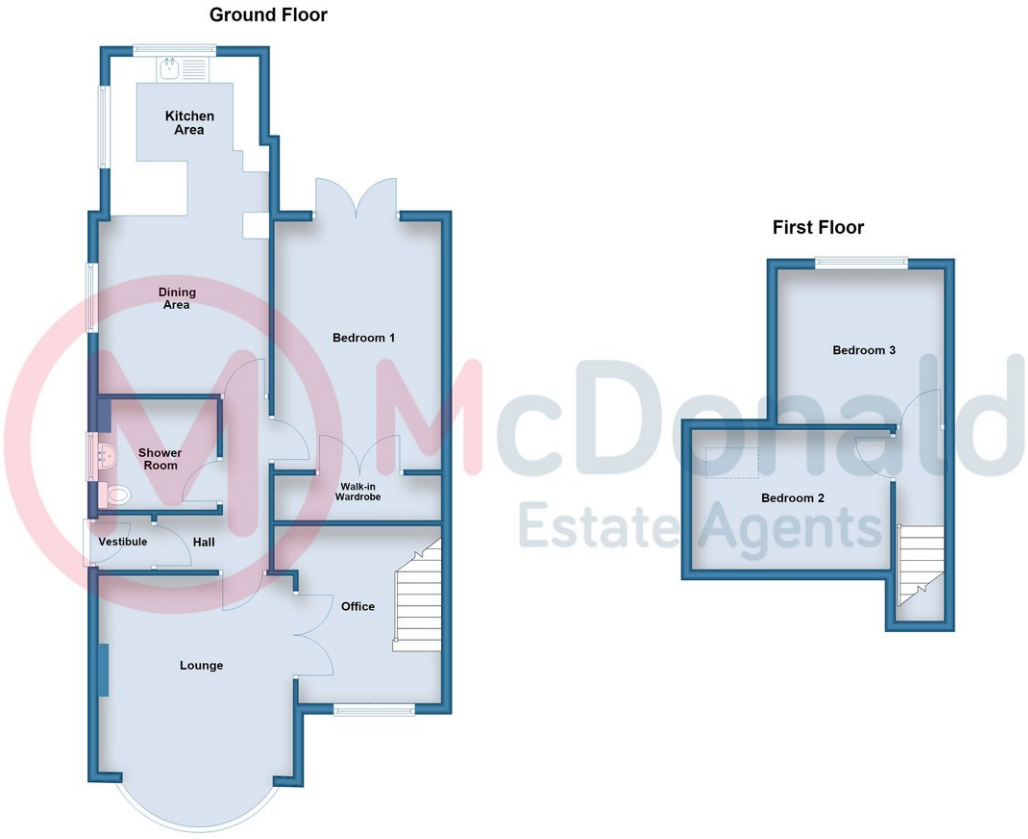


Directions: Heading inland around Blackpool central via Waterloo Road. After the main lights at St. Annes Road take then take the third left into Dunelt Road

General Disclaimer: Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements**: Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures**, **Fittings & Appliances**: Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.





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Plan produced using PlanUp.

Dunelt Road

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