

2 Bedroom Terraced for Sale - **£109,950**

Stamford Avenue, Blackpool, FY4 2BJ



KEY FEATURES:

- SUPERB TWO BEDROOM MID TERRACE PROPERTY • LOCATED CLOSE TO ALL LOCAL AMENITIES •
- PERFECT FOR FIRST TIME BUYERS/INVESTORS • SPACIOUS LOUNGE AND DINING ROOM • MODERN
- FITTED KITCHEN • TWO GOOD SIZED DOUBLE BEDROOMS • THREE PIECE FAMILY BATHROOM SUITE •
- SOLD WITH NO ONWARD CHAIN DELAY

Description

*** SPACIOUS TWO BEDROOM MID TERRACE PROPERTY SITUATED IN A POPULAR RESIDENTIAL LOCATION PERFECT FOR FIRST TIME BUYERS & INVESTORS ALIKE *** Leftmove Estate Agents are delighted to bring to the market this superb two bedroom mid terrace property situated in a popular residential location. Positioned within easy access of all local amenities and travel links, this ideally positioned property offers spacious living accommodation perfect for first time buyers and investors alike which on internal inspection briefly comprises of two spacious reception rooms, two good size bedrooms and a three piece family bathroom suite. Externally the property boasts low maintenance front and rear gardens perfect for outdoor family entertainment. Gas central heating and double glazing throughout. Viewing comes highly recommended to fully appreciate the size and potential of this home.

Ground Floor

Entrance Hallway - UPVC double glazed door to front. Radiator. Ceiling Light Point. Staircase through middle of property.

Lounge - 14' 7" x 11' 3" (4.47m x 3.43m) UPVC double glazed bay window to front. Laminate Flooring. Radiator. Ceiling Light Point. Gas fire set in feature surround.

Dining Room - 14' 11" x 11' 10" (4.55m x 3.61m) UPVC double glazed window to rear. Radiator. Ceiling light point. Traditional storage cupboard in alcoves. Wall mounted gas fire. Under stairs storage cupboard.

Kitchen - 11' 6" x 6' 9" (3.51m x 2.06m) UPVC double glazed window to the side elevation. UPVC double glazed door leading out onto the rear garden. Features a range of eye and base level units with contrasting work surfaces and tiled elevations. Stainless steel sink and drainer unit with a chrome mixer tap. Space for a freestanding fridge freezer. Plumbed for a washing machine. Tiled floor covering throughout. Pendant light fitting. Radiator.



First Floor

Bedroom One - 14' 0" x 11' 6" (4.29m x 3.53m) UPVC double glazed window to front. Radiator. Ceiling light point. Fitted bedroom furniture comprising range of hanging, shelved storage and integral dressing table with mirror and light.

Bedroom Two - 11' 10" x 8' 2" (3.63m x 2.49m) UPVC double glazed window to rear. Radiator. Ceiling light point. Fitted with large bedroom furniture including double and full length hanging rails, study desk and top boxes.



Exterior

External - To the front the property has a low maintenance front garden with walled borders and to the rear the property benefits from a good sized low maintenance garden with sunny aspect and timber shed.



Additional Information

Tenure:

We have been advised by the vendor that the property is Freehold. This information should always be checked by a solicitor prior to purchase.

Council Tax:

The property is BAND for council tax.

Notice:

Please note we have not tested any apparatus, fixtures, fitting or services. Interested parties must undertake their own investigation into the working order of these items. All measurements stated in this brochure are approximate and photographs provided are for guidance only.



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Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor.

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