

3 Bedroom Terraced for Sale - Offers Over £95,000
Henson Avenue, South Shore, Blackpool, Lancashire, FY4 3LY



KEY FEATURES:

- THREE BEDROOM MID TERRACE FAMILY HOME
- OPEN PLAN LIVING SPACE & KITCHEN AREA
- LOCATED CLOSE TO ALL LOCAL AMENITIES
- WALKING DISTANCE TO HIGHFIELD ACADEMY
- AVAILABLE WITH NO ONWARD CHAIN
- TWO GOOD SIZE BEDROOMS
- THREE PIECE BATHROOM ROOM
- WELL MAINTAINED LAWNED REAR GARDEN

Description

SUPERB WELL PRESENTED THREE BEDROOM MID TERRACE FAMILY HOME SITUATED IN A QUIET YET POPULAR RESIDENTIAL LOCATION IN SOUTH SHORE BLACKPOOL - EARLY VIEWING ADVISED! Leftmove Estate Agents are delighted to bring to the market this well presented three bedroom mid terrace family home situated in a popular residential location of Blackpool South Shore. Positioned within easy access of all local amenities, travel links and Highfield Academy, this ideally positioned property boasts spacious and modern living accommodation and on internal inspection briefly comprises of entrance hallway, open plan ground floor living space, fitted kitchen, three bedrooms and a modern fitted three piece family bathroom. Externally the property boasts front and rear gardens with on street parking available to the front. Gas central heating and double glazing throughout. Viewing comes highly recommended to fully appreciate.

Ground Floor

Hallway - 11' 2" x 5' 1" (3.42m x 1.57m) UPVC double glazed door to front. Stairs leading to first floor landing. Access to lounge. Meter cupboard. Carpeted. Radiator.

Lounge/Diner - 26' 10" x 10' 3" (8.18m x 3.14m) Double glazed bay window to front. UPVC double glazed patio doors leading to rear garden. Three Bar gas fire with tile mantel and wood surround. Open access to kitchen. Carpeted. Radiator.

Kitchen - 7' 1" x 6' 10" (2.17m x 2.1m) Double glazed window to rear. Range of wall and base units with worktops above. Free standing gas cooker. Stainless steel sink unit with mixer tap above. Plumbed for washing machine. Wall mounted combi boiler. Wood effect vinyl flooring.

First Floor

First Floor Landing - 7' 4" x 6' 0" (2.24m x 1.84m) Doors to all first floor rooms. Loft access. Carpeted.

Bedroom One - 13' 8" x 10' 2" (4.17m x 3.11m) Double glazed bay window to front. Carpeted. Radiator.

Bedroom Two - 12' 9" x 9' 6" (3.91m x 2.91m) Double glazed bay window to rear. Carpeted. Radiator.

Bedroom Three - 6' 2" x 5' 3" (1.89m x 1.62m) Double glazed window to front. Carpeted. Radiator.

Bathroom - 7' 1" x 5' 10" (2.17m x 1.8m) Double glazed opaque window to rear. Three piece bathroom suite comprising; bath with electric shower above, pedestal wash hand basin and low flush WC. Plastic panel walls and ceiling. Neutral vinyl flooring. Chrome towel heater.

Exterior

Exterior - Low maintenance paved front garden with gated access to property. On road parking to front. Great size private lawned rear garden with patio area.



Energy Efficiency Rating	
Current	Potential
	90
42	

Very energy efficient - lower running costs
 (92-100) A
 (81-91) B
 (69-80) C
 (55-68) D
 (39-54) E
 (21-38) F
 (1-20) G
 Not energy efficient - higher running costs

England, Scotland & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
	92
43	

Very environmentally friendly - lower CO₂ emissions
 (92-100) A
 (81-91) B
 (69-80) C
 (55-68) D
 (39-54) E
 (21-38) F
 (1-20) G
 Not environmentally friendly - higher CO₂ emissions

England, Scotland & Wales EU Directive 2002/91/EC

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 B 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.

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.

