

## Stamford Avenue, Blackpool



Asking Price: £94,995



**\*\*NO CHAIN\*\* WELL PRESENTED TWO BEDROOM HOUSE, Lounge/Dining Room, Modern Fitted Kitchen And Bathroom, 60ft South West Facing Garden To The Rear, Viewing Essential To Fully Appreciate!**

#### **Entrance Hall**

Double glazed entrance door to the front, meter cupboard, carpet.

#### **Lounge/Diner - 23'0" (7.01m) Into Bay x 12'8" (3.86m)**

Double glazed bay window to the front and double glazed window to the rear, radiator, television and telephone points, feature fireplace with living flame gas fire, coved ceiling, carpet.

#### **Kitchen - 16'2" (4.93m) x 5'10" (1.78m)**

Double glazed door and window to the side and rear, radiator, modern fitted kitchen with wall and base units with work surface, 1 1/2 bowl sink unit with mixer tap, built in oven, gas hob and chimney style extractor hood, space for washing machine and fridge freezer, complimentary wall and floor tiling.

#### **Landing**

Double glazed window to the side, access to loft space, carpet.

#### **Bedroom One - 12'8" (3.86m) x 12'5" (3.78m) Into Bay**

Double glazed bay window to the front, radiator, television point, fitted wardrobes, carpet.

## Property Details

Price: £94,995

Bedrooms: 2

Location: Stamford Avenue

## Property Features

Well Presented Two Bedroom House  
Modern Kitchen And Bathroom  
60ft South West Facing Garden To  
The Rear, Viewing Essential!



**Bedroom Two - 9'7" (2.92m) x 8'2" (2.49m)**

Double glazed window to the rear, radiator, carpet.

**Bathroom - 7'3" (2.21m) x 6'7" (2.01m)**

Double glazed window to the rear, radiator, modern bathroom suite comprising: Panelled bath with electric shower and shower screen, pedestal wash hand basin, close coupled W.C, wall tiling, vinyl flooring.

**Rear Garden**

60ft garden with lawn, decking and pebbled areas.

**Notice**

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



Test estate agents

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