



20 Levine Avenue , , Blackpool, FY4 4PD

Price: £110,000

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- A Lovely 2 Bedroom Terraced Home
- Double Glazed & Gas Central Heated
- Extended To The Rear
- Three Piece Bathroom Suite
- Gardens Front & Rear
- Close To Local Schools
- No Onward Chain Delay
- Viewing Recommended

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20 Levine Avenue , , Blackpool

INTRODUCTION

HALL Staircase to first floor, door leading into;

LOUNGE 14' 3" x 13' 5" (4.36m x 4.1m) Double glazed bay window to front, laminate flooring, feature fireplace.

KITCHEN/DINER 14' 2" x 9' 1" (4.32m x 2.77m) Fitted with a modern matching range of base and eye level units with worktop space over and drawers, stainless steel sink unit with single drainer and mixer tap, space for fridge and freezer, built-in oven, built-in hob with extractor hood over, laminate flooring, double glazed French doors into sun room.

SUN ROOM 13' 4" x 9' 8" (4.07m x 2.95m) Two double glazed windows to rear, flooring, double glazed French doors to rear garden.

LANDING Fitted carpet, door into;

BEDROOM 1 13' 6" x 11' 5" (4.12m x 3.49m) Double glazed bay window to front, fitted bedroom suite with a range of wardrobes with overhead storage, laminate flooring.

BEDROOM 2 9' 3" x 6' 11" (2.82m x 2.12m) Double glazed window to rear, fitted bedroom suite with a range of wardrobes with overhead storage, laminate flooring.

BATHROOM Fitted with a three-piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, tiled surround, double glazed window to rear.

GARDENS To the rear of the property is a stunning west-facing lawned garden with patio seating areas to front and rear. Well stocked with mature shrubs and trees. The front garden is laid to lawn with pathway leading to front entrance.

GENERAL POINTS OF INTEREST AS PROVIDED BY VENDOR

APPROXIMATE AGE OF THE PROPERTY

TENURE

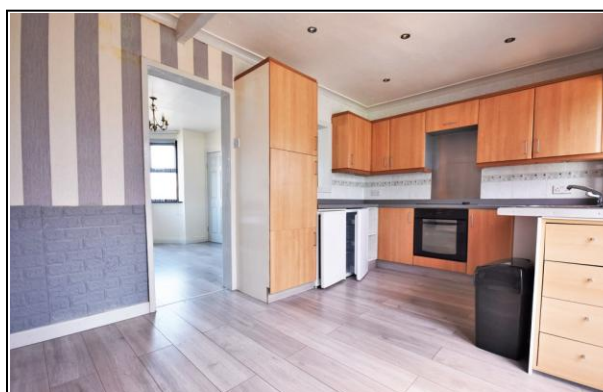
The property is **Freehold**

COUNCIL TAX

Band ""

The average council tax charges for April 2010 - March 2013 are listed below, based on a household of two adults. The tax bands are based on the value of your property in 1991.

Valuation Band	Council Tax 2017/18	Council Tax 2018/19	Council Tax 2019/20
A	£1104.47	£1170.70	£1218.16



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B	£1288.54	£1365.82	£1421.19
C	£1472.62	£1560.93	£1624.21
D	£1656.70	£1756.05	£1827.24
E	£2024.86	£2146.28	£2233.29
F	£2393.01	£2536.52	£2639.35
G	£2761.17	£2926.75	£3045.40
H	£3313.40	£3512.10	£3654.48

PLEASE NOTE

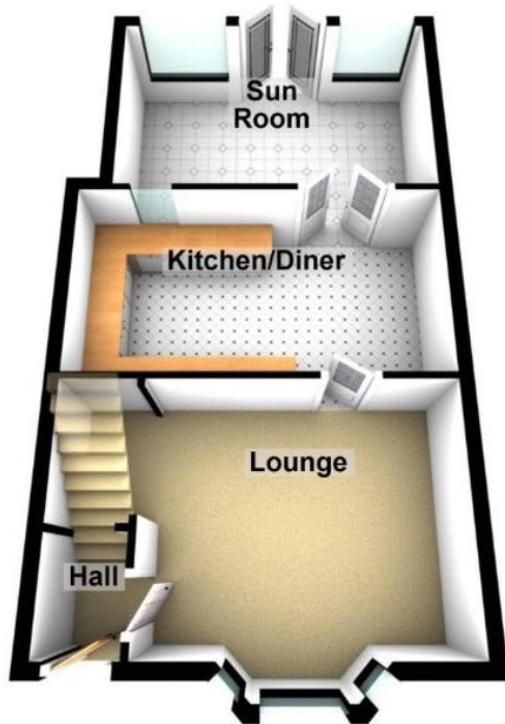
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17/08/2023



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Ground Floor



First Floor

