



**Edwell Avenue , Blackpool, FY4 3BX**

**Price: £90,000**

**EPC PENDING**

- A Two Bedroom Mid Terraced Property
- Double Glazed And Gas Central Heated
- Open Plan Kitchen / Dining Area
- Conservatory To The Rear
- Four Piece Bathroom Suite
- Close To Schools And Shops
- Ideal First Time Buy Home
- Viewing Recommended

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# Edwell Avenue , Blackpool

## ENTRANCE HALL

On entrance to the property there is a UPVC double glazed door leading into hallway. Stairs to the first floor landing. Door to lounge.

## LOUNGE

14' 09" x 12' 03" (4.5m x 3.73m)

A spacious main living area with a double glazed bay window to front elevation. Decorative coved ceiling with ceiling light. Television point, fitted carpet.



## KITCHEN/DINER

15' 01" x 10' 11" (4.6m x 3.33m)

A range of matching wall and base units with complementary work surfaces. Integrated oven with integrated four ring gas hob and overhead extractor. Space for freestanding fridge freezer. Stainless steel sink with mixer tap. Space and plumbing for freestanding washing machine. Part tiled walls. Spotlights to ceiling. Radiator. Room for dining table and chairs. Doors to.



## CONSERVATORY

11' 00" x 8' 10" (3.35m x 2.69m)

UPVC windows to side and rear elevation. Radiator. Doors leading to rear garden.

## LANDING

Loft access. Fitted carpet. Doors leading to first floor rooms.

## BEDROOM ONE

15' 02" x 10' 11" (4.62m x 3.33m)

A double glazed window to front elevation. Range of full length fitted wardrobes. Fitted carpet. Ceiling light.

## BEDROOM TWO

9' 00" x 7' 10" (2.74m x 2.39m)

A double glazed window to rear elevation. Ceiling light. Fitted carpet.



## BATHROOM

11' 10" x 6' 10" (3.61m x 2.08m)

A generous sized four piece bathroom suite comprising of a step in shower with glass enclosure. Panelled bath. Toilet. Wash hand basin. Fully tiled walls. Storage shelves. A double glazed window to rear elevation.

## GARDENS

To the rear of the property there is a part fenced enclosure with gated access to rear. Part flagged area. Timber built shed for storage. The front has a wall enclosure with gated access. Block paving pathway leading to entrance.



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## TENURE

The property is **Freehold**

## COUNCIL TAX

Band "A"

## PLEASE NOTE

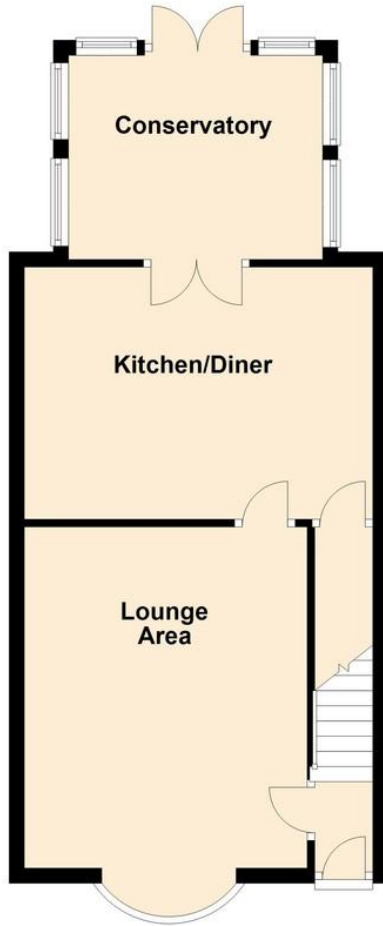
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# Edwell Avenue, Blackpool

## Ground Floor

Approx. 46.1 sq. metres (496.3 sq. feet)



## First Floor

Approx. 34.6 sq. metres (371.9 sq. feet)

