



**30 AVENUE ROAD,  
BLACKPOOL,  
FY3 7SG**

**£159,950**



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**\*\*SEMI DETACHED PROPERTY WITH GREAT POTENTIAL\*\***

SITUATED IN A POPULAR AND CONVENIENT RESIDENTIAL LOCATION CLOSE TO STAINING ROAD END, VICTORIA HOSPITAL AND GOOD SCHOOLS, THIS TWO-BEDROOM SEMI DETACHED CHALET BUNGALOW IS IDEAL FOR SOMEONE LOOKING FOR A PROJECT.

THE PROPERTY OFFERS GREAT POTENTIAL AND BRIEFLY COMPRISES; THROUGH LOUNGE/DINING ROOM, KITCHEN, SUNROOM AND TWO BEDROOMS, GAS CENTRAL HEATING AND DOUBLE-GLAZING, GOOD SIZE FRONT AND PRIVATE REAR GARDEN OVERLOOKING FIELDS AND GARAGE.

NO CHAIN.



**LOCATION:** Avenue Road is located off immediately off Normoss Road (SAT NAV Location FY3 7SG). Conveniently positioned in between Blackpool and Poulton in an area known as Normoss, close to a handy range of local shops, within walking distance to transport routes and ideal for Blackpool Victoria Hospital.

**STYLE:** Semi-detached chalet style bungalow.

**CONDITION:** The property is in need of some updating and offers great potential.

**ACCOMMODATION:** Comprising, Glazed entrance porch, hallway with stairs leading off. Through lounge/dining room, fitted kitchen leading into a generous sunroom. First Floor two good sized bedroom, one with fitted wardrobes and family bathroom/W.C.

**OUTSIDE:** Low-level brick wall enclosed front garden laid to lawn with shrub borders and side concrete driveway providing ample parking and access to the single garage. Good size private rear garden mainly laid to lawn with surrounding borders and concrete patio.

**SERVICES:** All mains services are connected, gas central heating and majority double-glazing.

**TENURE:** We are advised the tenure of this property is freehold.

**COUNCIL TAX:** The property is listed as council tax band B (Wyre Council).

**VIEWINGS:** By telephone appointment through the Agent's office.