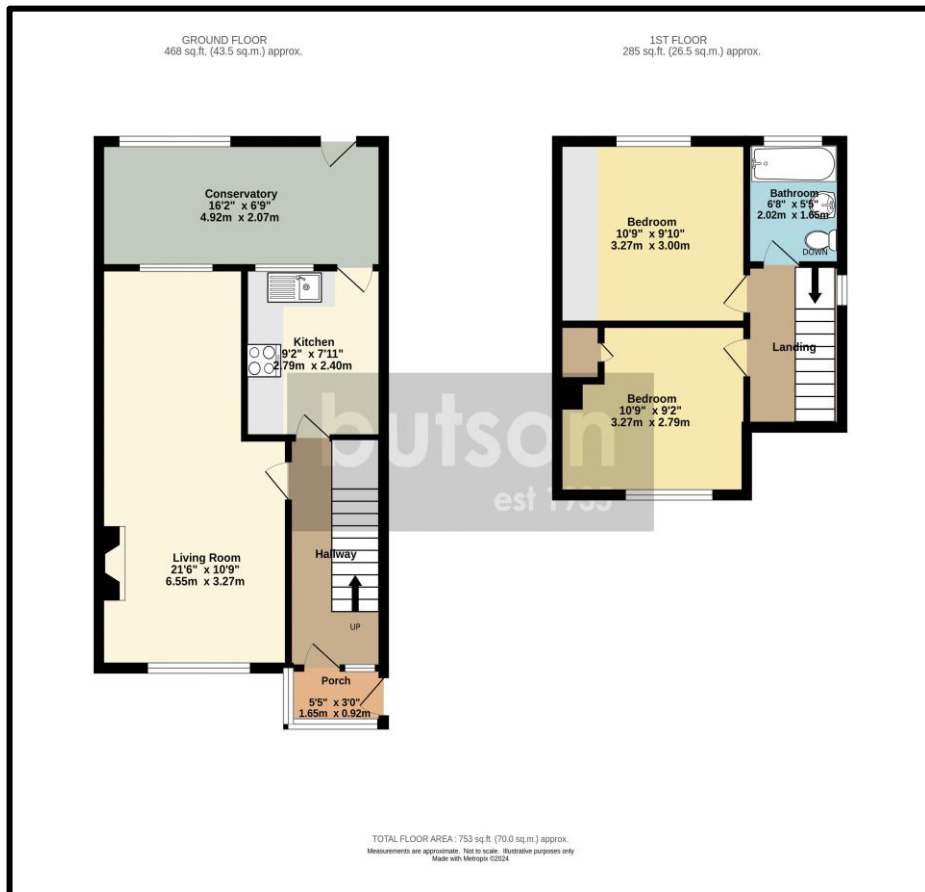




**30 AVENUE ROAD,
NORMOSS,
LANCASHIRE,
FY3 7SG**

OFFERS OVER £135,000



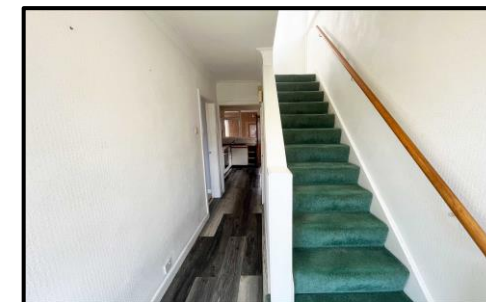
Whilst these particulars are believed to be factually correct, neither Butson Blofeld or their client can guarantee accuracy, nor are they intended to form a contract. Interested parties must satisfy themselves to there accuracy. Butson Blofeld has no authority to give any warranty or representation in respect of this property.



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***** FANTASTIC BUY AND SENSIBLY PRICED WITH OFFERS CONSIDERED *****

A GREAT OPPORTUNITY FOR SOMEBODY LOOKING FOR A PROPERTY WITH FURTHER SCOPE AND JUST REQUIRING GENERAL UPDATING. 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 A FIRST TIME BUYER OR INVESTMENT / BUY TO LET. THE PROPERTY OFFERS GREAT FURTHER POTENTIAL AND BRIEFLY COMPRISES; GOOD SIZE THROUGH LOUNGE/DINING ROOM AND KITCHEN WITH SUNROOM EXTENSION ACROSS THE BACK OF THE PROPERTY. TWO GOOD SIZE BEDROOMS AND BATHROOM WC. GAS CENTRAL HEATING AND DOUBLE-GLAZING, GOOD SIZE FRONT AND LARGE PRIVATE REAR GARDEN OVERLOOKING FIELDS AND GARAGE. NO CHAIN.



LOCATION: Avenue Road is located off immediately off Normoss Road). 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.

EPC rating: D

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

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