



ORMOND AVENUE, BLACKPOOL FY1

£109,950

A very well presented garden terraced house situated in a popular location close to Gynn Gardens and the Promenade. Internal viewing is highly recommended to appreciate the accommodation on offer which briefly comprises, vestibule, hall, lounge, dining room, modern fitted kitchen, utility room, three bedrooms plus loft room, modern bathroom, upvc double glazing, gas central heating, gardens.



GROUND FLOOR

Vestibule: Upvc double glazed main entrance door.

Hall: Radiator.

Lounge: 15' 5" x 11' 6" (4.71m x 3.50m) Upvc double glazed bay window, coved ceiling, radiator.

Dining Room: 14' 1" x 12' 7" (4.30m x 3.83m) Coved ceiling, radiator, upvc double glazed window.

Kitchen: 8' 11" x 5' 10" (2.73m x 1.78m)

A modern range of fitted wall and base units with complementary work surfaces, built in electric oven and hob with extractor, part tiled walls, tiled floor, radiator, upvc double glazed window.

Utility Room: 8' 9" x 4' 11" (2.67m x 1.49m)

Work surface, tiled floor, wall mounted Worcester boiler, upvc double glazed window and door.



FIRST FLOOR

Landing: Store cupboard.

Bedroom: 13' 7" x 10' 0" (4.15m x 3.06m)

Upvc double glazed window and radiator.

Bedroom: 14' 2" x 9' 11" (4.31m x 3.02m)

Upvc double glazed window and radiator.

Bedroom: 10' 6" x 5' 1" (3.19m x 1.55m)

Upvc double glazed window, radiator.

Bathroom: 5' 9" x 5' 7" (1.75m x 1.70m)

Fully tiled walls and floor, modern suite comprising a panelled bath with a mixer tap shower and screen, pedestal wash hand basin and low flush WC. Radiator, upvc double glazed window.

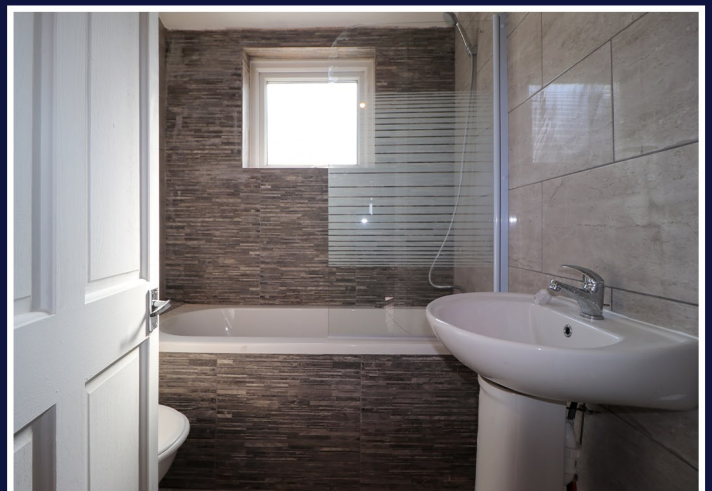
SECOND FLOOR

Loft Room: 11' 10" x 10' 6" (3.60m x 3.21m)

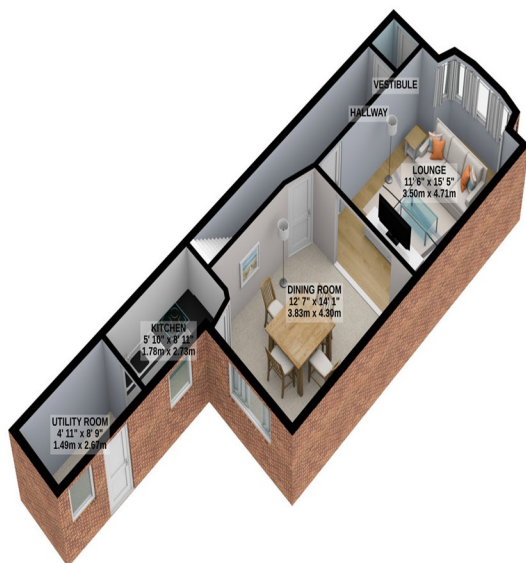
Plus eaves storage and alcove space. Ceiling window, radiator, door through to the stairs leading down to the first floor.

OUTSIDE

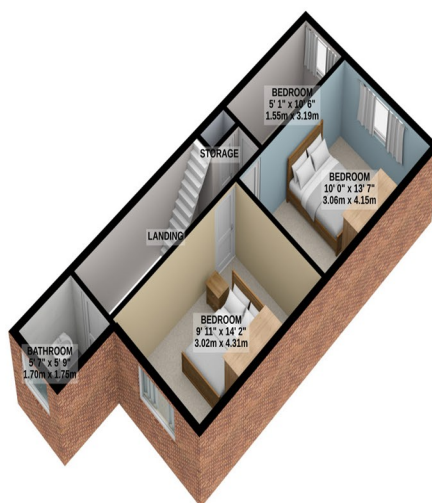
Gardens: Walled front yard with a planted hedge. Concreted rear yard.



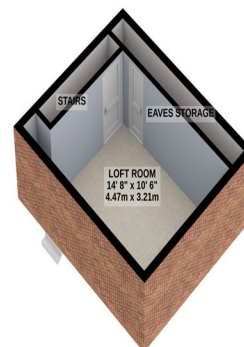
GROUND FLOOR
511 sq.ft. (47.5 sq.m.) approx.



1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



2ND FLOOR
186 sq.ft. (17.3 sq.m.) approx.



TOTAL FLOOR AREA : 1146 sq.ft. (106.5 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



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