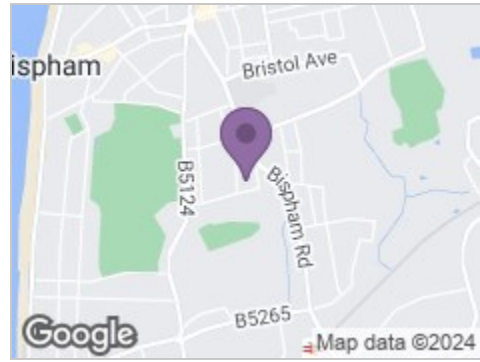


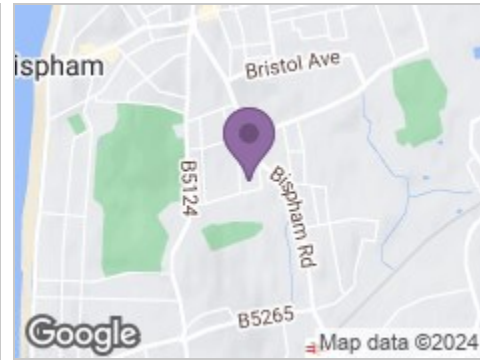
Road Map



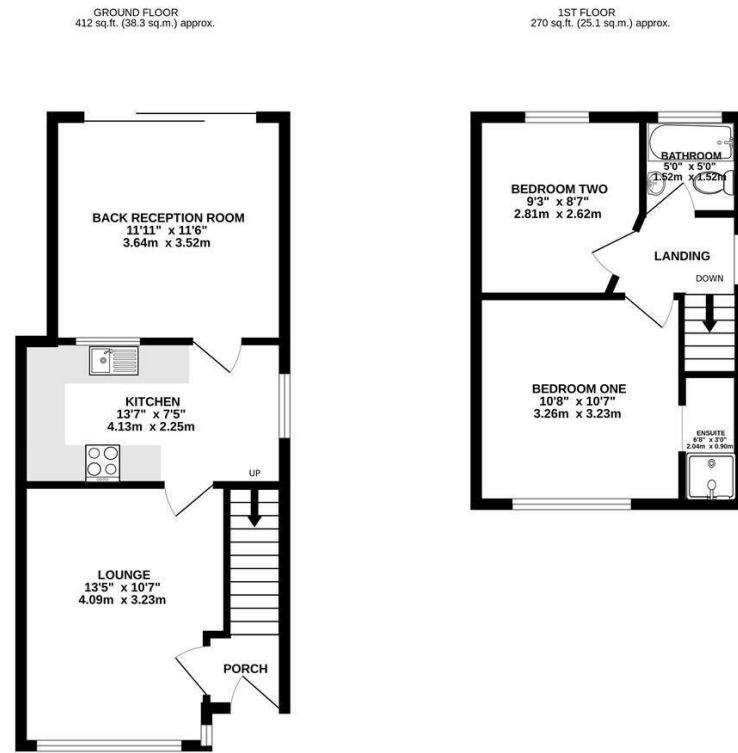
Hybrid Map



Terrain Map



Floor Plan



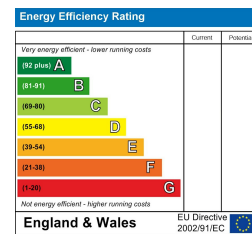
TOTAL FLOOR AREA: 683 sq.ft. (63.4 sq.m.) approx.
 Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is to be given as to their operability or efficiency on the ground.
 Made with Metropac 02/24

Viewings

Please contact our iMove Sales & Lettings Office on 01253 883311 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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Porch

Door leading from front driveway into property. Stairs to front leading to first floor landing. Access to lounge. Carpet and ceiling lights.

Lounge

13'5" x 10'7" (at widest)
UPVC double glazed bay window to front. Electric fire. Carpet, ceiling light and radiator. Access through to kitchen.

Kitchen

13'6" x 7'4"
Window to side. Range of wall and base units with worktop above. Electric hob with electric oven beneath and extractor fan above. Stainless steel sink unit with mixer tap. Plumbed for washing machine. Space for under counter fridge or tumble dryer. Vinyl flooring, ceiling light and radiator.

Rear Reception Room

11'11" x 11'6"
Double glazed sliding doors to rear providing access to rear garden. Spacious single storey extension with pitch roof. Shallow loft access. Carpet, ceiling lights and radiator.

First Floor Landing

UPVC double glazed window to side. Access to all first floor rooms. Carpet and ceiling light.

Bedroom One

10'8" x 10'7"
UPVC double glazed window to front. Carpet, ceiling light and radiator. Open walk in En Suite shower with tiled splash back and tiled floor.

Bedroom Two

9'2" x 8'7"
UPVC double glazed window to rear. Loft access. Carpet, ceiling light and radiator.

Bathroom

4'11" x 4'11"
UPVC double glazed window to rear. Three piece bathroom suite comprising; panel bath with glass partition and shower above, low flush WC and pedestal wash hand basin. Tiled wall and floor. Ceiling light.

Front Exterior

Spacious front driveway with imprinted concrete providing ample off road parking. Side access. Boiler housed in external cupboard to side of property

Rear Exterior

Large rear garden with lawn and patio area. Single detached garage with power, lighting and plumbing.

Key Information

Tenure - Freehold
Council Tax Band - B - Blackpool Borough Council
EPC Rating - D

