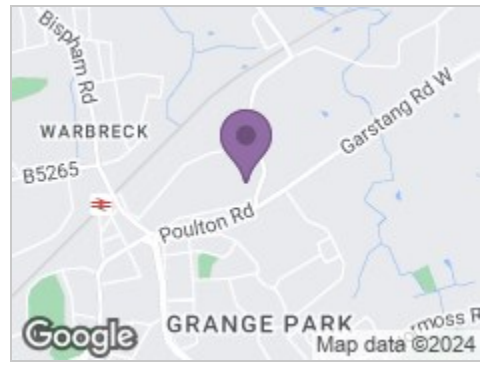


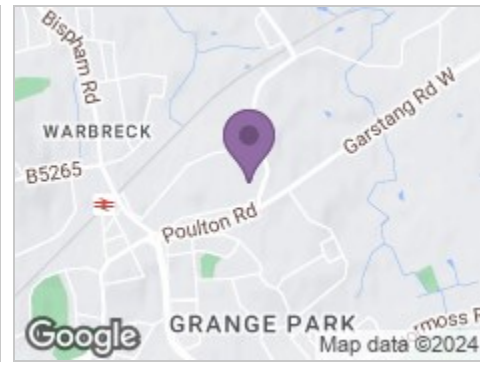
Road Map



Hybrid Map



Terrain Map



Floor Plan



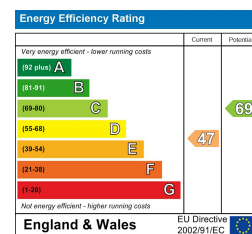
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix C2024

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



57 Kendal Avenue

, Blackpool, FY3 7LG

Offers In The Region Of £190,000 3 1 2 E



Make your next move with... iMove

Call us now on 01253 883311

hello@imovetoday.co.uk



# 57 Kendal Avenue

, Blackpool, FY3 7LG

Offers In The Region Of £190,000



## Hallway

Door to front providing access from front garden

## Open Plan Lounge/Sitting Room

23'7" x 9'10"/85'3"

UPVC double glazed bay window to front. Inset log burner with quartz hearth. Carpet, ceiling lights and radiators.

## Open Plan Kitchen/Diner

14'9" x 18'6" (at longest point)

UPVC double glazed window to rear and side. Double glazed Velux skylights to roof. UPVC double glazed French style patio doors to side. Range of wall and base units with complimentary worktops above. Plumbed for washing machines. Integral double oven. Space for American fridge freezer. Stainless steel sink unit with mixer tap above. Gas hob with extractor above. Tiled floors, ceiling lights and radiator.

## First Floor Landing

UPVC double glazed opaque window to side. Access to all first floor rooms. Loft access. Carpet and ceiling lights.

## Bedroom One

12'6" x 10'0"

UPVC double glazed bay window to front. In built wardrobes. Carpet, ceiling light and radiator.

## Bedroom Two

11'5" x 9'2"

UPVC double glazed window to rear. Carpet, ceiling light and radiator.

## Bedroom Three

6'2" x 6'2"

UPVC double glazed window to front. Carpet, ceiling light and radiator.

## Bathroom

7'8" x 7'0"

UPVC double glazed opaque window to rear and side. Three piece bathroom suite comprising; corner shower cubicle, low flush WC and pedestal wash hand basin. Tiled wall and floors, ceiling lights and radiator.

## Exterior

Walled front garden with side access.

Side and rear garden with brick built outhouse

## Further Information

Tenure - Freehold

EPC Rating E circa 2016

Council Tax Band - C - Blackpool Borough Council

Double glazed

Gas Central Heating

