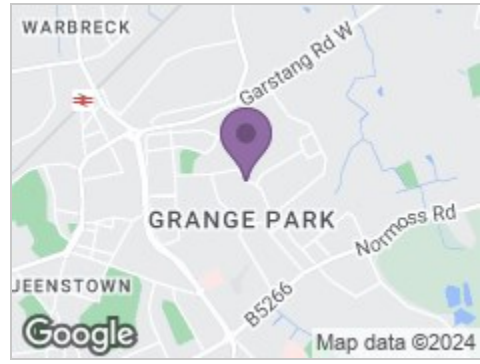


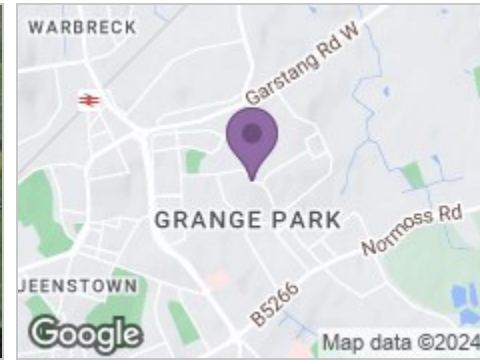
Road Map



Hybrid Map

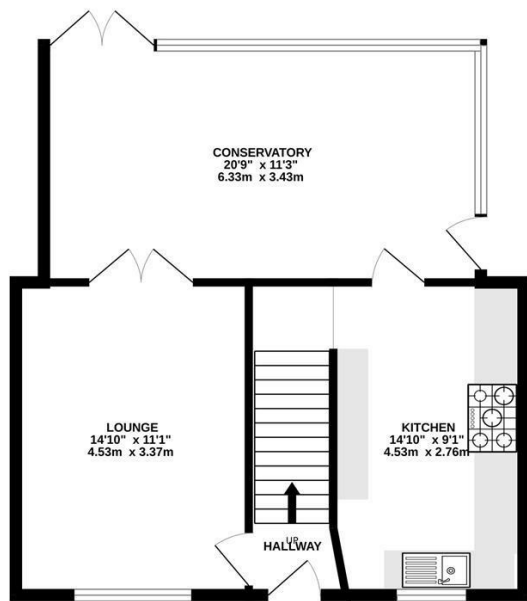


Terrain Map

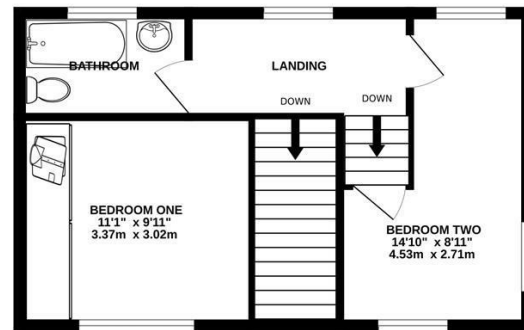


Floor Plan

GROUND FLOOR  
592 sq.ft. (55.0 sq.m.) approx.



1ST FLOOR  
358 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA : 950 sq.ft. (88.3 sq.m.) approx.

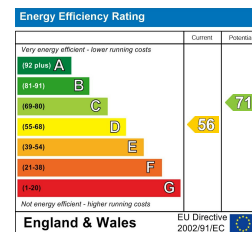
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
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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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## Front Garden

Private gated front garden accessed from pedestrian pathway.  
Access to property.

## Hallway

Stairs to front. Access to ground floor rooms. Tiled flooring and ceiling lights.

## Lounge

14'9" x 11'1"  
UPVC double glazed window to front. Real flame gas fire with quartz surround and hearth. Internal door to rear leading to conservatory. Wood flooring, ceiling lights and radiator.

## Kitchen

14'9" x 8'1"  
UPVC double glazed window to front. Range of wall and base units with butcher block style worktops above. Belfast sink with mixer tap above. Five ring gas hob with double oven beneath and extractor fan above. Tiled wall and floors. Under stairs storage cupboard. Internal doors leading to rear conservatory. Tiled walls and floors. Ceiling light and radiator.

## Conservatory

20'9" x 11'3"  
UPVC double glazed window to side and rear. Door to rear leading to rear garden. Log burner. Tiled walls and floor.

## First Floor Landing

UPVC double glazed window to rear. Access to first floor rooms.

## Bedroom One

11'0" x 9'10"  
UPVC double glazed window to front. Fitted wardrobes. Carpet, ceiling light and radiator.

## Bedroom Two

14'10" x 8'10" (at widest points)  
UPVC double glazed window to side and front. Fitted staircase providing access to board attic space. Laminate flooring, ceiling light and radiator.

## Bathroom

8'0" x 4'11"  
UPVC double glazed opaque window to rear. Three piece bathroom suite comprising; panel bath with shower above, pedestal wash hand basin and low flush WC. Tiled wall and floors. Ceiling light and towel heater.

## Rear Garden

Paved rear garden with timber built outhouse.

## Further Information

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

