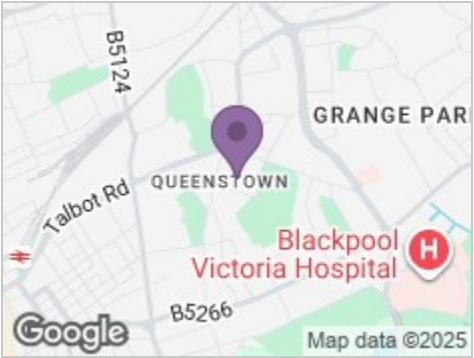


Road Map



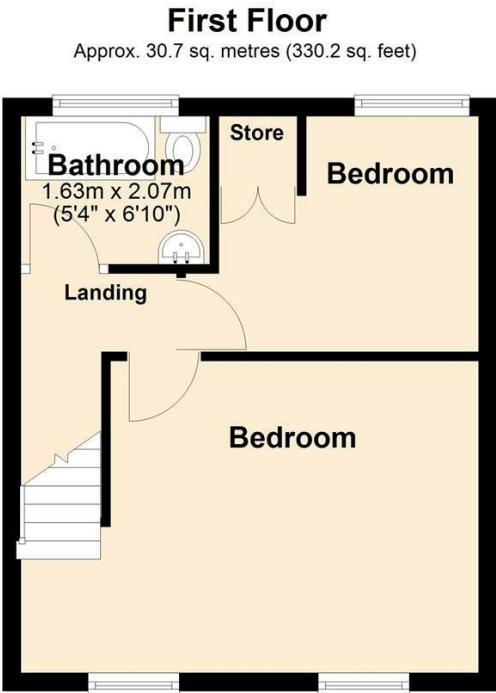
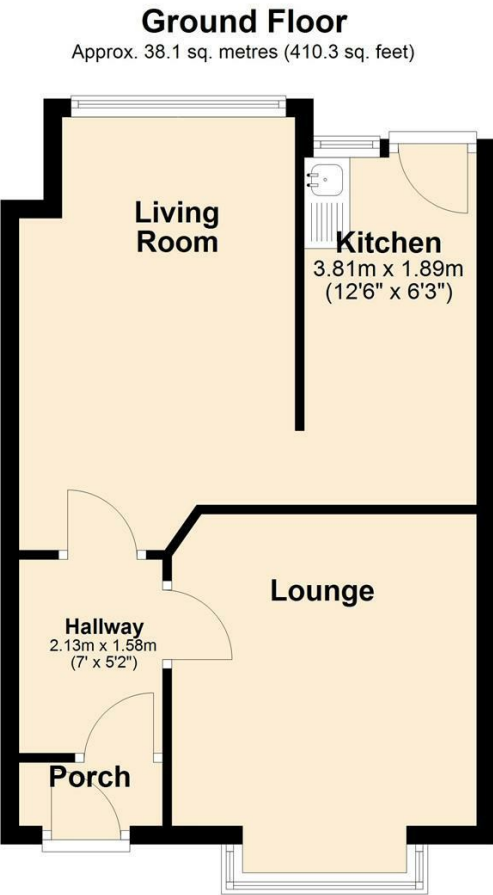
Hybrid Map



Terrain Map



Floor Plan



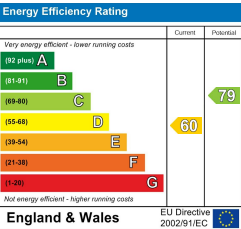
38 Larbreck Avenue  
, Blackpool, FY3 8EF

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



Offers In The Region Of £85,000



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# 38 Larbreck Avenue

, Blackpool, FY3 8EF

## Offers In The Region Of £85,000



### Hallway

Door to front providing access from front garden. Stairs to side leading to first floor landing. Access to ground floor rooms.

### Lounge

13'3" (into bay) x 9'10"

UPVC double glazed bay window to front. Three bar gas fire to chimney breast. Ceiling lights and radiator.

### Living Room

15'7" (into bay) x 9'11"

UPVC double glazed window to rear. Under stairs storage cupboard. Access to kitchen. Radiator and ceiling light.

### Kitchen

12'5" x 6'2"

UPVC double glazed window to rear. Wall and base units with worktop above. Gas hob. Stainless steel sink unit. Plumbed for washing machine. Door leading to rear garden. Ceiling lights and radiator.

### First Floor Landing

Stairs leading from ground floor landing. UPVC double glazed opaque window to side. Doors to first floor rooms. Loft access. Ceiling lights.

### Bedroom One

16'6" x 11'2"

UPVC double glazed window to front. Ceiling lights and radiator.

### Bedroom Two

10'6" x 8'5"

UPVC double glazed window to rear. Ceiling lights and radiator.. Storage cupboard housing combi boiler.

### Bathroom

6'9" x 5'4"

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. Ceiling lights and radiator.

### Front Exterior

Small walled courtyard.

### Rear Exterior

Spacious ow maintenance rear garden with garden shed.

### Further Information

Tenure - Freehold

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

### Agent's Disclaimer

These particulars, whilst believed to be accurate are set out as a general guideline 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. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm moveable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they

should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

