

Floor Plan



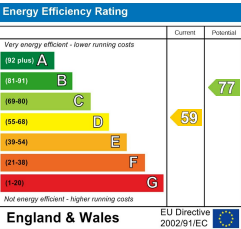
7 Royal Avenue
, Blackpool, FY3 9PS

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 £155,000  3  1  2  D



7 Royal Avenue

, Blackpool, FY3 9PS

Offers In The Region Of £155,000



Hallway

Door to front providing access from front courtyard.

Lounge

15'1" x 11'6" (into bay)

UPVC double glazed bay window to front. Traditional fireplace housing three bar gas fire. Carpet, ceiling light and radiator.

Dining Room

13'8" x 12'0"

UPVC double glazed window to rear. Traditional fireplace housing electric fire. Carpet, ceiling light and radiator.

Kitchen

12'6" x 8'3"

UPVC double glazed window to side and UPVC door to side providing access to rear garden. Wall and base units with worktop above. Composite sink unit with mixer tap above, freestanding electric cooker with extractor fan above. Plumbed for washing machine. Carpet, ceiling light and radiator.

First Floor Landing

Galleried landing providing access to all first floor rooms and loft access. Carpet and ceiling lights.

Bedroom One

11'9" x 8'10"

UPVC double glazed window to front. Ceiling light, carpet and radiator.

Bedroom Two

13'5" x 9'3"

UPVC double glazed window to rear. Ceiling light, carpet and radiator.

Bedroom Three

11'10" x 6'0"

UPVC double glazed window to front. Ceiling light, carpet and radiator.

Bathroom

8'3" x 6'11"

UPVC double glazed opaque window to rear. Three piece bathroom suite comprising; panel bath with electric shower above, low flush WC and pedestal wash hand basin. Ceiling light, carpet and radiator.

Front Exterior

Walled front courtyard and one road parking available.

Rear Exterior

Low maintenance paved garden to the rear with outhouse for storage.

Further Information

Tenure - Freehold

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

