



## 4 Cameron Avenue, Blackpool, FY3 8RF

We welcome to the market a well kept three bedroom end terrace family home situated in the popular residential location of Layton walking distance to Victoria hospital & Stanley park. Briefly comprising entrance hall, lounge with bay window, great sized second reception room and kitchen to the ground floor. On the first floor we have three spacious bedrooms and a stylish shower room. Externally there are gardens front and rear.

**Price £117,500**

# 4 Cameron Avenue

Layton, Blackpool, FY3 8RF



- Three bedroom end terrace family home
- Close to local amenities and well regarded schools
- Two reception rooms
- Great first time purchase
- Lovely standard throughout
- Sought after residential location

## External

### Entrance hall

Stairs leading to the first floor, carpeted & radiator.

### Lounge

10'9" x 13'9" (3.3 x 4.2 )

Bright lounge with UPVc double glazed bay window with blinds, laminate flooring, radiator.

### Second reception

16'2" x 11'5" (4.94 x 3.5 )

Good sized second reception room, gas fire with surround, carpeted. UPVc double glazed window to the rear aspect, radiator.

## Kitchen

12'5" x 8'2" (3.8 x 2.5 )

Fitted wall and base units, plumbed for washer, tiled flooring, free standing electric cooker, four ringed hob, UPVc double glazed window to the side aspect, one & half sink bowl with mixer tap. Spotlights.

## Landing

Carpeted, UPVc double glazed window to the side aspect, entrance to the attic.

## Bedroom one

12'1" x 9'6" (3.7 x 2.9 )

Double bedroom UPVc double glazed window overlooking the rear garden, storage cupboard housing the combi boiler, carpeted & radiator.

## Bedroom two

11'1" x 9'6" (3.4 x 2.9 )

Good sized double bedroom, UPVc double glazed window with blinds, carpeted & radiator.

## Shower room

7'6" x 5'10" (2.3 x 1.8 )

Walk in shower cubicle, tiled flooring, wash hand basin. Obscure UPVc double glazed window, Wc, spotlights.

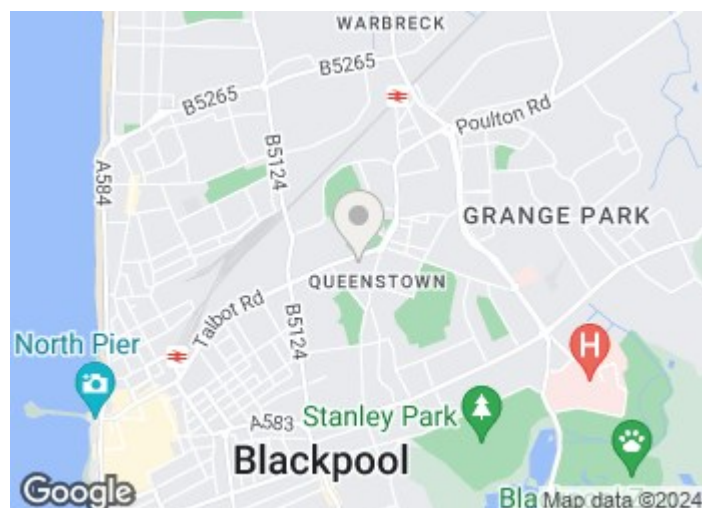
## Bedroom three

8'6" x 5'10" (2.6 x 1.8 )

UPVc double glazed window with blinds, carpeted & radiator.

## Rear garden

Paved rear garden, outside shed



## Directions





# Floor Plan

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