

0203 875 7000









# 28 Draycot Avenue, Blackpool, FY3 7NP

We welcome to the market a great investment. This very generously proportioned three bedroom mid terrace needs renovating and will make a great family home once complete. Close to well regarded schools and walking distance to Victoria Hospital & Stanley park. Briefly comprising entrance hall, lounge, second reception or dining room, kitchen and downstairs Wc to the ground floor. On the first floor there are three good sized bedrooms, bathroom. Externally there is a South facing rear garden.

# Offers In Excess Of £75,000

# 28 Draycot Avenue

, Blackpool, FY3 7NP









- Three bedroom mid terrace home
- Great investment opportunity
- No chain

- Needs renovating
- Close to well regarded schools
  South facing rear garden

#### External

#### Entrance hall

Stairs leading to the first floor, UPVc double glazed window, radiator.

### Lounge

13'9" x 12'1" (4.2 x 3.7)

Spacious and bright, UPVc double glazed window, radiator.

## Second reception / dining area 12'9" x 9'2" (3.9 x 2.8)

UPVc double glazed window, radiator. Archway leading to the kitchen.

#### Kitchen

10'2" x 7'10" (3.1 x 2.4)

Fitted wall and base units, oven, radiator. Archway leading to second reception or dining area.

### **Downstairs Wc**

Wc.

### Bedroom one

13'9" x 11'5" (4.2 x 3.5)

Generously proportioned bedroom, UPVc double glazed window, fitted wardrobe and radiator.

#### Bedroom two

12'9" x 12'1" (3.91 x 3.7)

Good sized bedroom, UPVc double

glazed window, fitted wardrobe & radiator.

#### Bedroom three

10'9" x 7'10" (3.3 x 2.4)

Great sized third bedroom, UPVc double glazed window & radiator

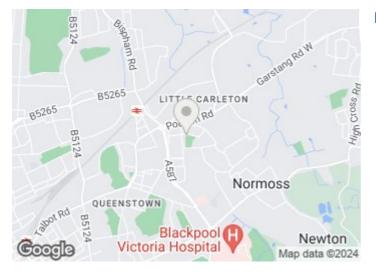
#### Bathroom

8'5" x 6'10" (2.57 x 2.1)

Frosted UPVc double glazed window, radiator.

#### Rear garden

South facing rear garden with outhouse.



#### **Directions**















## Floor Plan

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.

