



## 10 Caledonian Avenue, Blackpool, FY3 8RB

We welcome to the market a spacious two double bedroom semi detached bungalow. This chain free property is stated in the sought after residential location of Layton close to local amenities, Victoria Hospital, Stanley Park and well regarded schools. Briefly comprising entrance hall, lounge and separate reception room. Generously sized kitchen with dining area, double bedroom, bathroom & conservatory all to the ground floor. On the first we have another double bedroom. Externally there are Indian stone paved front and rear gardens.

**Price £129,950**

# 10 Caledonian Avenue

, Blackpool, FY3 8RB



- Two double bedroom semi detached bungalow
- South facing rear garden
- No chain
- Sought after residential location
- Walking distance to Victoria hospital
- Two reception rooms & conservatory

## External

## Vestibule

## Entrance hall

Carpeted, radiator

## Lounge

14'5" x 12'1" (4.4 x 3.7 )

UPVc double glazed bay window, carpeted, wall mounted fire & radiator.

## Kitchen

15'8" x 12'5" (4.8 x 3.8 )

Spacious kitchen, two UPVc double glazed windows to the rear aspect. Lino style flooring, radiator. Fitted wall and base units, plumbed for washer, one & half sink bowl. Oven with four ringed gas hob, part tiled walls. UPVc double glazed door leading to the rear garden.

## Second reception

12'5" x 12'5" (3.8 x 3.8 )

Bright second reception room, UPVc double glazed bay window, wall mounted fire, carpeted & radiator.

## Bathroom

7'10" x 7'2" (2.4 x 2.2 )

Bath with shower over, Lino style flooring. Two Obscure UPVc double glazed window, radiator, Wc, wash hand basin. Two fitted mirrored cabinets. Fully tiled walls.

## Bedroom one

10'9" x 11'9" (3.3 x 3.6 )

Double bedroom with storage cupboard, carpeted ,radiator. UPVc double glazed door into the conservatory.

## Conservatory

10'5" x 9'9" (3.2 x 2.98 )

Lovely conservatory overlooking the rear garden.

## Landing

Radiator, carpeted.

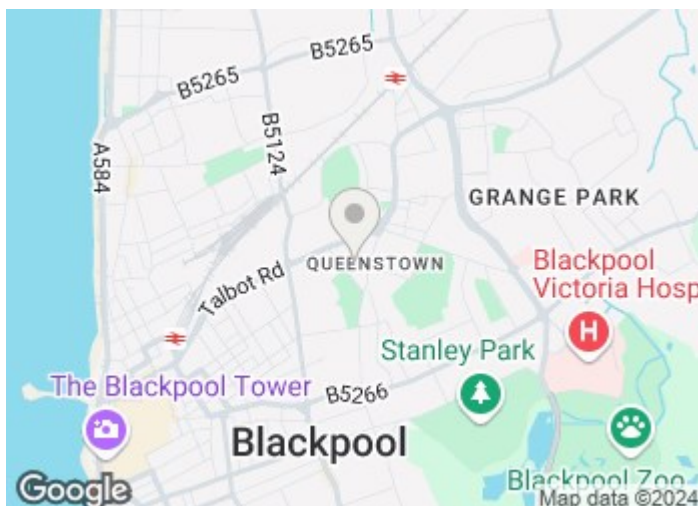
## Bedroom two

12'5" x 9'2" (3.8 x 2.8 )

Spacious and bright bedroom, carpeted, radiator & UPVc double glazed window. Wash hand basin, storage cupboard.

## Rear garden

Indian stone paved rear garden, raised flower beds, access to the front of the property.



## Directions







# Floor Plan

GROUND FLOOR  
816 sq.ft. (75.8 sq.m.) approx.



1ST FLOOR  
206 sq.ft. (19.1 sq.m.) approx.



TOTAL FLOOR AREA: 1021 sq.ft. (94.9 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.  
Made with Metropix ©2024

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 Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	<p>81</p> <p>64</p>	<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC