



11 Ailsa Avenue, South Shore
Blackpool, FY4 4HW

£104,950

This attractive mid-garden terraced property has been extended to the rear, offering **TWO** separate reception rooms in addition to a **FITTED** kitchen. The first floor features **THREE** well-proportioned bedrooms, with the property extending over the ginnel, creating additional space and the benefit of an **ADDITIONAL** WC.

Externally, the home enjoys a south-facing rear garden and off-street parking to the front.

Offered with no onward chain.

- THREE bedrooms
- TWO reception rooms
- FITTED kitchen
- Modern bathroom
- ADDITIONAL WC
- UPVC double glazing; Gas central heating
- SOUTH facing rear
- Off street PARKING
- No chain



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Open Porch:

Hall: Staircase, Meter cupboard, UPVC double glazed front door.

Lounge: 12'7" x 11'10" (3.84 m x 3.61 m) Feature fireplace, UPVC double glazed bay window, Radiator.

Dining Room: 15'6" x 6'11" (4.72 m x 2.11 m) Understairs storage, UPVC double glazed window, Radiator.

Kitchen: 9'4" x 7'5" (2.84 m x 2.26 m) Fitted wall and base cupboard units with complementary roll edge worktops, Built in oven and hob with extractor hood, Stainless steel sink, Quarry tiled floor, Part tiled walls, UPVC double glazed windows and rear door, Radiator.

First Floor:

Landing:

Bedroom 1: 13'8" x 9'6" (4.17 m x 2.90 m) Built in cupboard housing combi gas central heating boiler, UPVC double glazed window, Radiator.

Bedroom 2: 9'6" x 8'1" (2.90 m x 2.46 m) UPVC double glazed window, Radiator.

Bedroom 3: 8'9" x 6'6" (2.67 m x 1.98 m) UPVC double glazed window, Radiator.

Additional WC: Low flush WC, UPVC double glazed window.

Bathroom: Comprising; Corner bath with side seat and overhead shower, Pedestal wash basin, Low flush WC, tiled walls, UPVC double glazed window, Radiator.

Outside:

Front: Mainly concrete for ease of maintenance.

Rear: South facing, Paved patios, Timber shed, Flowerbed.

Heating: Gas central heating (NOT TESTED).

Council Tax: Band - A £1594.81 (2025/26)

Tenure: We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

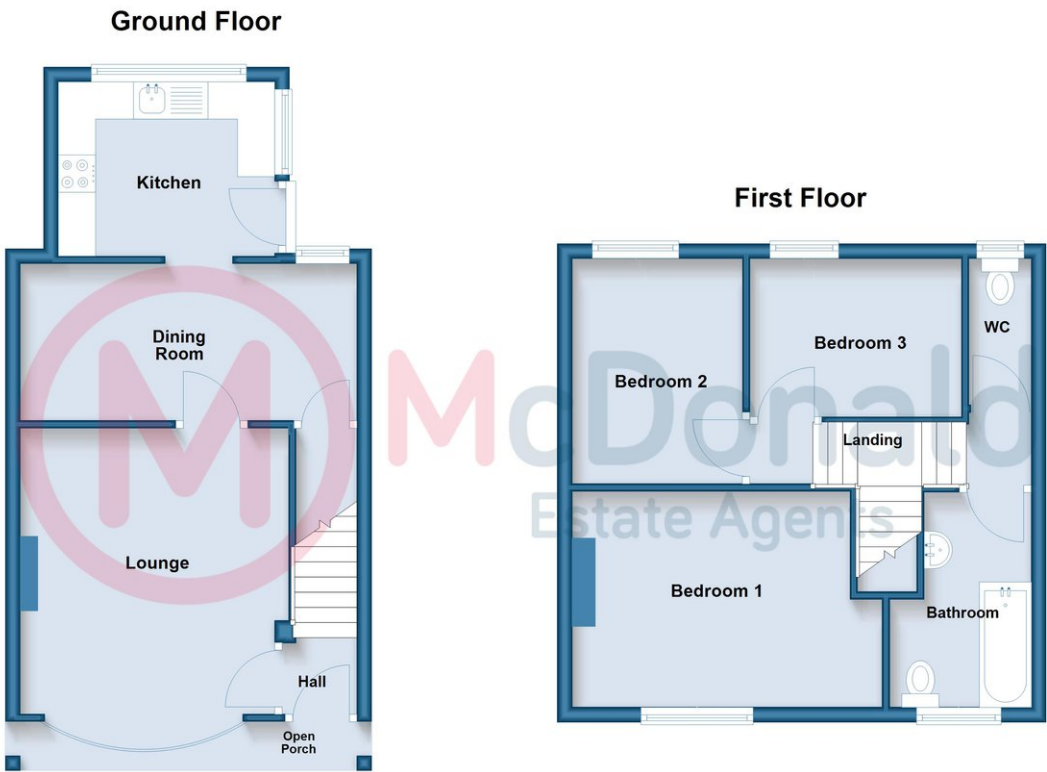


Directions: Travel the full length of Whitegate Drive south, bearing left at Oxford Square into Preston New Road. Ailsa Avenue is approximately the third road on your right, but you may need to continue a little further before being able to turn back towards Ailsa Avenue.

General Disclaimer: Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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 Plan produced using PlanUp.

Ailsa Avenue

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