



**11 Cornwall Avenue, Blackpool, FY2 9QN**  
**£175,000**

Property Perspective are delighted to be able to present to you this beautifully presented and maintained 3 bedroom mid terraced house, situated in Blackpool. Benefiting from spacious living accommodation including loft conversion, modern decor throughout and landscaped rear garden.

The living accommodation briefly comprises of; lounge, open plan kitchen/diner and utility room. To the first floor 3 bedrooms, family bathroom and stairs leading to a spacious loft room.

The property is located within a sought-after catchment area for local schooling at both Primary and Secondary levels, with schools boasting a 'GOOD to OUTSTANDING' OFSTED ratings. The area is also ideally located for local amenities/shops and travel links.

**FREEHOLD**

Council tax band - B

**GROUND FLOOR****Lounge 14'11" x 11'7" (4.56m x 3.55m)**

Carpet flooring with bay fronted window and blind

**Kitchen/diner 17'11" x 16'4" (5.48m x 5.00m)**

High quality wood effect laminate flooring with bay window and blind. A range of fitted kitchen units, worktops and integrated kitchen appliances, including oven, hob, hood and dishwasher

**Utility 8'5" x 4'0" (2.57m x 1.22m)**

Wood effect laminate flooring with access to the rear garden and plumbing for washing machine

**FIRST FLOOR****Bedroom 14'9" x 18'3" (4.51m x 5.58m)**

Carpet flooring with bay fronted window and blind

**Bedroom 16'6" x 10'2" (5.04m x 3.10m)**

Carpet flooring with bay window to the rear elevation and blind

**Bedroom 8'6" x 5'10" (2.61m x 1.78m)**

Carpet flooring with window to the front elevation and blind

**Bathroom**

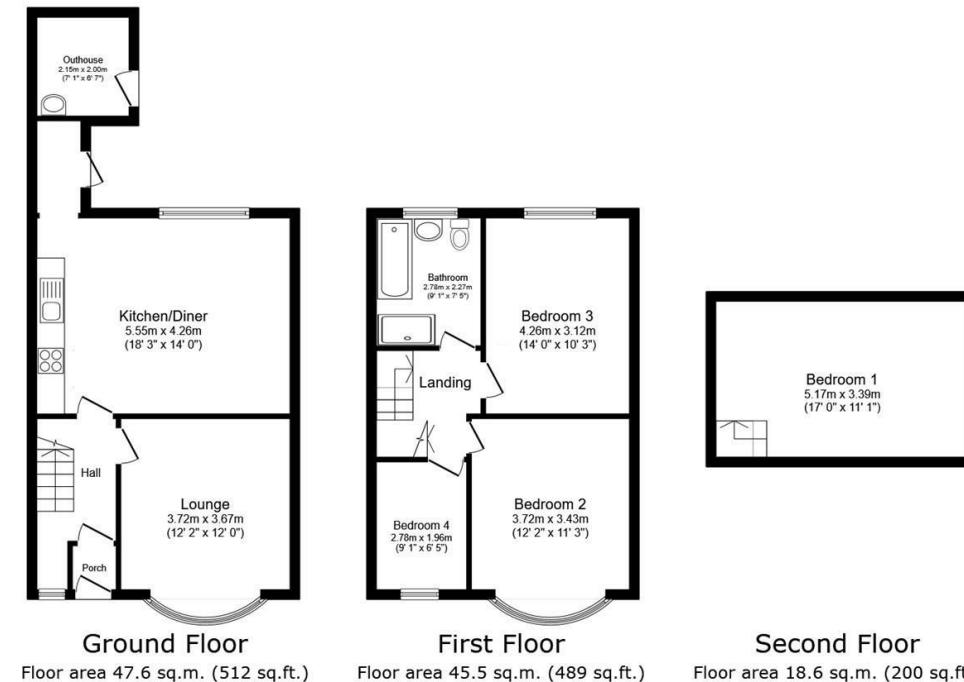
High quality wood effect laminate flooring with 3 piece bathroom suite in white, separate showering enclosure, heated towel rail, spotlighting and tiled decor

**LOFT ROOM****Loft room 16'7" x 10'2" (5.08m x 3.11m)**

Carpet flooring with fitted storage and Velux-style window

**EXTERNAL**

Beautifully presented and landscaped rear garden with outbuilding, artificial lawn area. Roadside parking to the front of the property.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)