



11 BANBURY AVENUE NORTH SHORE BLACKPOOL FY2 0TX
PRICE £139,950

- . SEMI DETACHED HOUSE
- . THREE GOOD BEDROOMS
- . TWO RECEPTIONS
- . UPVC DOUBLE GLAZNG & GAS FIRED CENTRAL HEATING
- . GARDENS TO FRONT & REAR
- . OFF STREET PARKING
- . POPULAR CUL DE SAC LOCATION

DESCRIPTION Situated just off Devonshire Road, within easy reach of local amenities, shops, schools and Blackpool town centre, this spacious three bedroom semi detached home offers ideal accommodation for a first time buyer. The property features two reception rooms, a modern kitchen, UPVC double glazing and gas central heating, Externally there is off street parking to the front and a generous 36ft rear garden, making it a practical and appealing home in a convenient location.

LOCATION Proceeding out of Blackpool along Devonshire Road and Banbury Avenue is a turning on the right shortly before the roundabout junction with Warbreck Hill Road.



11 BANBURY AVENUE NORTH SHORE

The accommodation comprises:-

ON THE GROUND FLOOR

ENTRANCE PORCH

ENTRANCE HALL Stairs, radiator, UPVC double glazed window.

LOUNGE UPVC double glazed window and radiator.

DINING ROOM UPVC double glazed window, radiator, understairs storage cupboard.

KITCHEN Fitted with a range of beach style base units and worktops with bevelled edges incorporating 1 ½ bowl single stainless steel sink unit with mixer tap over, gas cooker point, extractor hood, tiled splashbacks, matching eye level cupboards, plumbing for washing machine, two UPVC double glazed windows, stable door.

ON THE FIRST FLOOR

LANDING Skylight.

BEDROOM NO 1 UPVC double glazed window, radiator, fitted wardrobes.

BEDROOM NO 2 UPVC double glazed window, radiator.

BEDROOM NO 3 UPVC double glazed window, radiator.

BATHROOM & W.C Fitted with a white suite comprising panelled bath, pedestal wash hand basin, W.C – low suite, cupboard housing Vaillant combi boiler, two double glazed windows, heated chrome style ladder towel rail.

OUTSIDE

OFF STREET PARKING TO FRONT

REAR GARDEN Approx. 36ft in length.

TENURE - Freehold

SERVICES All mains services - gas fired central heating.

VIEWINGS Only by prior appointment through Duncan Raistrick Estate Agents.
Tel:- - open 7 days a week.

EPC RATING :- D

COUNCIL TAX:- C