



**36 Levine Avenue, Blackpool, FY4 4PD**

**Price: £115,000**

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		<b>88 B</b>
69-80	<b>C</b>	<b>73 C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

- A Fantastic Two Bedroom Property
- No Onward Chain Delay
- Popular Marton Location
- Ideal First Time Buy Or Investment Opportunity
- Separate Lounge And Dining Area
- Extended Kitchen With Patio Doors To Garden
- Three Piece Bathroom Suite
- Off Road Parking And Generous Rear Garden

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# 36 Levine Avenue, Blackpool

## INTRODUCTION

Charming Two-Bedroom Terraced Home in Popular Marton Location  
– No Onward Chain

Situated in the highly sought-after area of Marton, this lovely two-bedroom terraced property is offered to the market with no onward chain delay, making it an excellent opportunity for first-time buyers, downsizers, or investors alike.

Ideally positioned close to a range of well-regarded local schools, amenities, and transport links, this attractive home offers spacious and practical accommodation throughout.

Upon entering, the property briefly comprises a welcoming separate front lounge, providing a cosy and comfortable living space. This flows seamlessly through to a dedicated dining area, perfect for family meals or entertaining guests. To the ground floor, there is also the added convenience of an additional WC.

To the rear, the property benefits from an extended kitchen, offering ample workspace and storage, with patio doors opening directly onto the rear garden, creating a bright and airy feel while allowing excellent indoor-outdoor living.

To the first floor, there are two well-proportioned bedrooms alongside a modern three-piece bathroom suite, making the property perfectly suited to couples, small families, or those looking to downsize.

Externally, the home boasts a generous family-sized rear garden, ideal for relaxing, entertaining, or children to play, while to the front there is the added benefit of off-road parking.

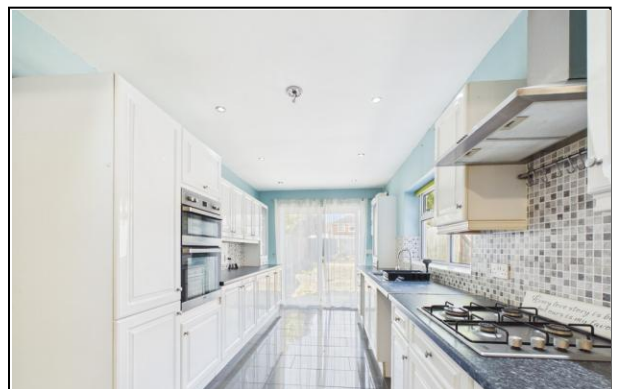
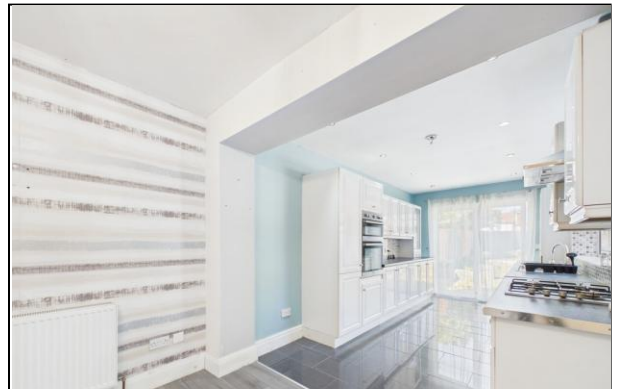
A fantastic opportunity to acquire a well-located home in a popular residential setting, early viewing is highly recommended.

## TENURE

The property is **Freehold**

## COUNCIL TAX

Band "A"



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### PLEASE NOTE

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