



Estate Agents and Valuers

' GREAT FIRST TIME BUY '



42 LOFTOS AVENUE BLACKPOOL FY4 3EZ

PRICE £115,000

NO CHAIN

- . WELL PRESENTED SEMI DETACHED HOUSE**
- . THREE BEDROOMS**
- . LOUNGE & DINING KITCHEN**
- . UPVC DOUBLE GLAZING & GAS CENTRAL HEATING**
- . GARDENS TO FRONT & REAR**
- . OFF STREET PARKING**

DESCRIPTION A well presented semi detached home occupying a convenient position on Loftos Avenue, offering easy access to the motorway network, Blackpool town centre and a good range of local amenities. Ideal for first time buyers, the accommodation comprises an entrance hall, lounge with French doors opening onto the rear garden, a dining kitchen fitted with beech style units, landing, three bedrooms, and a family bathroom with W.C. Outside, the front garden is paved with double wrought iron gates, providing off street parking, while the generous rear garden extends to approximately 36ft, is mainly laid to lawn, and enjoys a sunny southerly aspect. A fantastic first time purchase.

LOCATION Proceeding out of Blackpool along Central Drive and into St Annes Road to the traffic light junction with Watson Road and turn left Avenue into Marton Drive, Lofos Avenue is the first turning on the right.



42 LOFTOS AVENUE BLACKPOOL

The accommodation comprises:-

ON THE GROUND FLOOR

ENTRANCE HALL UPVC double glazed door, stairs.

LOUNGE 15'8 X 11'8. UPVC double glazed window, radiator, fitted gas fire, UPVC double glazed French doors to rear.

DINING KITCHEN 15'2 X 9'9. Fitted with a range of beech style units and worktops with bevelled edges incorporating a single bowl single drainer stainless steel sink unit with mixer tap over, built in oven hob and hood, plumbing for washing machine, tiled splashbacks, matching eye level cupboards, Main combi boiler, understairs cupboard with meters, ceramic tiled floor, radiator, two UPVC double glazed windows, UPVC double glazed door.

ON THE FIRST FLOOR

LANDING Storage cupboard, loft access, UPVC double glazed window.

BEDROOM NO 1 12'6 X 11'10. UPVC double glazed windows, radiator.

BEDROOM NO 2 10'2 X 8'6. UPVC double glazed window, radiator.

BEDROOM NO 3 11'10 X 5'8. UPVC double glazed window, radiator.

BATHROOM Panelled bath with shower over, pedestal wash hand basin, radiator, part tiled walls, UPVC double glazed window.

SEPARATE W.C W.C – low suite, UPVC double glazed window.

OUTSIDE

OFF STREET PARKING & PAVED FRONT GARDEN

SOUTH FACING REAR GARDEN

TENURE Freehold.

COUNCIL TAX BAND A

EPC RATING:- C

SERVICES All mains services – gas fired central heating.

VIEWINGS Only by prior appointment through Duncan Raistrick Estate Agents. Tel:- 01253 751791 – open 7 days a week.