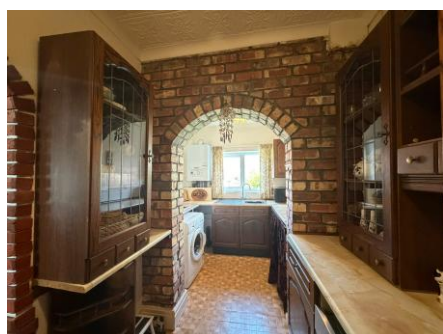
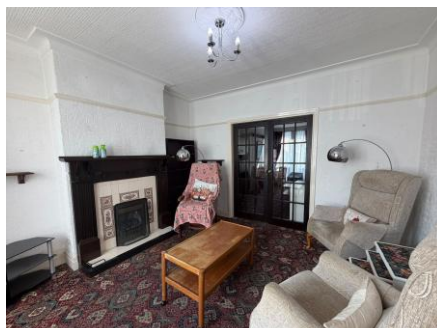




Estate Agents and Valuers

‘ EXCELLENT POTENTIAL ‘



29 QUERNMORE AVENUE STANLEY PARK BLACKPOOL FY3 9SU

PRICE £105,000

NO CHAIN

- . MID GARDEN TERRACE**
- . TWO BEDROOMS & TWO RECEPTIONS**
- . UPVC DOUBLE GLAZING & GAS CENTRAL HEATING**
- . GARDENS TO FRONT & REAR**
- . CLOSE TO STANLEY PARK**

DESCRIPTION Quernmore Avenue is a home to a two bedroom garden terrace with gardens to the front and rear. Ideally located close to Stanley Park, the property offers well proportioned accommodation including two reception rooms and a kitchen, complimented by UPVC double glazing and gas central heating. A great opportunity for first time buyers and investors alike offering great potential in a popular and convenient location.

LOCATION Proceeding out of Blackpool along East Park Drive, turn left onto Lawsons Road and make a right turn onto Lancaster Road. Quernmore Avenue is a turning on the left and you will find number 29 on the left hand side.



29 QUERNMORE AVENUE, STANLEY PARK

The accommodation comprises:-

ON THE GROUND FLOOR

ENTRANCE HALL

LOUNGE 12'5 X 11'7. Radiator, UPVC double glazed window, fire place and doors leading to the dining room.

DINING ROOM 8'9 X 15'1. Radiator, French doors to access the rear garden and an archway leading to the kitchen.

KITCHEN 15'8 X 7'4. Fitted with wood style base units and cream worktops with bevelled edges incorporating a 1 ½ bowl single drainer stainless steel sink unit with mixer tap over, gas oven, plumbing for washing machine, matching eye level cupboards, Valliant Combi boiler, storage cupboard, UPVC double glazed window.

ON THE FIRST FLOOR

LANDING

BEDROOM NO 1 15'7 X 12'6. Radiator and UPVC double glazed window.

BEDROOM NO 2 10'2 X 9'3. UPVC double glazed window and radiator.

BATHROOM & W.C A cream three piece suite comprising of: panelled bath with electric shower over, WC – Low suite, vanity sink unit, UPVC double glazed window, radiator and tiled walls.

OUTSIDE

GARDENS TO FRONT AND REAR

ON STREET PARKING

UP TO DATE SERVICE HISTORY FOR THE BOILER

TENURE FREEHOLD

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.

EPC RATING:- TBC

COUNCIL TAX BAND:- A