



Estate Agents and Valuers

**‘ EXCELLENT FIRST TIME BUY ‘**



**65 POWELL AVENUE BLACKPOOL FY4 3HQ**

**PRICE O/O £90,000**

**NO CHAIN**

- . MID GARDEN TERRACE
- . 3 BEDROOMS
- . THROUGH LOUNGE / DINING ROOM
- . UPVC DOUBLE GLAZING & GAS CENTRAL HEATING
- . NEWLY FITTED BATHROOM
- . RECENTLY REPLACED ROOF
- . GARDENS

**DESCRIPTION** Powell Avenue is a deceptively spacious garden terrace in a convenient location, ideally placed for easy access to Blackpool town centre and the motorway network. The well proportioned accommodation comprises three bedrooms, a through lounge / dining room, kitchen and a recently refitted bathroom. The property has been improved with a recently replaced roof, new upstairs windows and a new front door, offering peace of mind for prospective purchasers. Outside there is off street parking for two cars together with a rear garden. Offered with no onward chain, this is an ideal first time buy ready to move straight into.

**LOCATION** Proceeding out of Blackpool along Central Drive and into St Annes Road. Turn left at the traffic light junction into Marton Drive and Powell Avenue is on the right hand side.



**65 POWELL AVENUE BLACKPOOL**

The accommodation comprises :-

**ON THE GROUND FLOOR**

**ENTRANCE HALL** UPVC double glazed door, stairs, radiator.

**THROUGH LOUNGE / DINING ROOM** 25'10 X 10'6. UPVC double glazed window, two radiators, UPVC double glazed French doors to rear.

**KITCHEN** 8'9 X 5'0. Fitted with a range of grey gloss base units and worktops with bevelled edges incorporating a single bowl single drainer stainless steel sink unit with mixer tap over, gas cooker point, tiled splashbacks, matching eye level cupboards, plumbing for washing machine, UPVC double glazed window.

**ON THE FIRST FLOOR**

**LANDING**

**BEDROOM NO 1** 11'9 X 10'0. UPVC double glazed window, radiator.

**BEDROOM NO 2** 10'5 X 8'9. UPVC double glazed window, radiator.

**BEDROOM NO 3** 7'5 X 5'10. UPVC double glazed window, radiator.

**BATHROOM & W.C** Recently refitted with a panelled bath with Triton shower over and mixer tap, pedestal wash and basin, W.C – low suite, laminate walls, radiator, two UPVC double glazed windows.

**OUTSIDE**

**OFF STREET PARKING FOR TWO CARS**

**REAR GARDEN** Approx. 25ft in length.

**TENURE** Freehold.

**SERVICES** All mains services – gas fired central heating.

**VIEWINGS** Only by prior appointment with Duncan Raistrick Estate Agents. Tel 01253 751791 – open 7 days a week.

**EPC RATING:- C**

**COUNCIL TAX BAND A**