

**41 BAINES AVENUE,  
BLACKPOOL  
FY3 7LA**

**£115,000**



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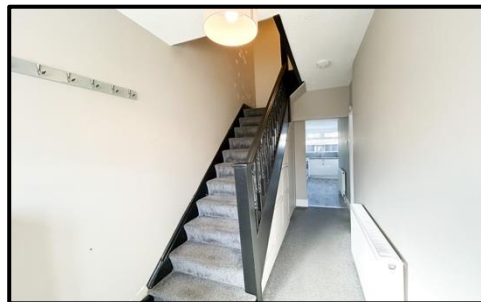


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## IDEAL FIRST TIME BUY SEMI DETACHED PROPERTY WITH NO ONWARD CHAIN

Occupying a very convenient position off Poulton Road, close to local schools and within driving distance of Poulton and Blackpool centres, this up dated family home comprises of a hall, good sized lounge through to dining room, modern fully fitted kitchen with integrated appliances. Three good bedrooms, contemporary shower room W.C. Easy maintained gardens, central heating, double-glazing.

Viewing highly recommended.



**ACCOMMODATION:** Ground-floor; Entrance Hall with stairs leading off, good size lounge with media wall leading into the dining room. Fully fitted galley style kitchen with a good range of high- and low-level units and integrated appliances. First-floor; three bedrooms, two of which are good sized doubles and a third single/study. Modern shower room, W.C.

**OUTSIDE:** Stone chipped driveway to front providing off road parking. Private rear garden with lawned area, established trees & bushes and paved patio.

**SERVICES:** All mains services are connected. Gas central heating and UPVC double-glazing are installed.

**COUNCIL TAX BAND:** The property is listed as Band A with Blackpool council.

**TENURE:** Tenure of the property is freehold.

**EPC rating – F**

**VIEWING:** By telephone appointment through the Agent's office.