

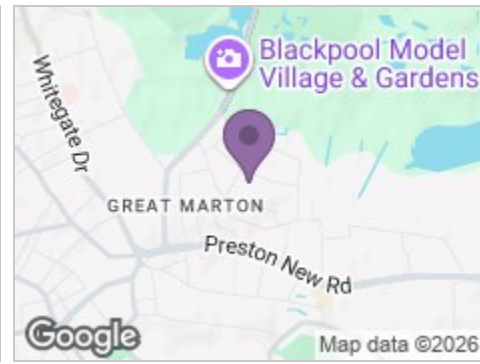
Road Map



Hybrid Map



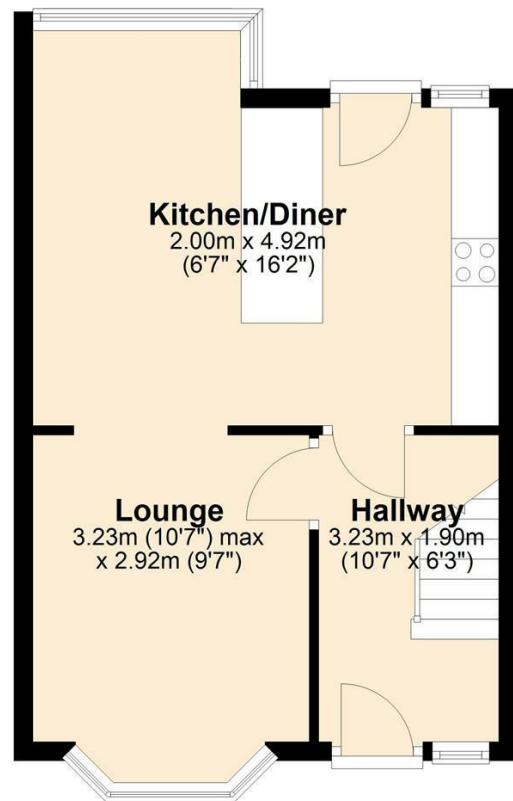
Terrain Map



Floor Plan

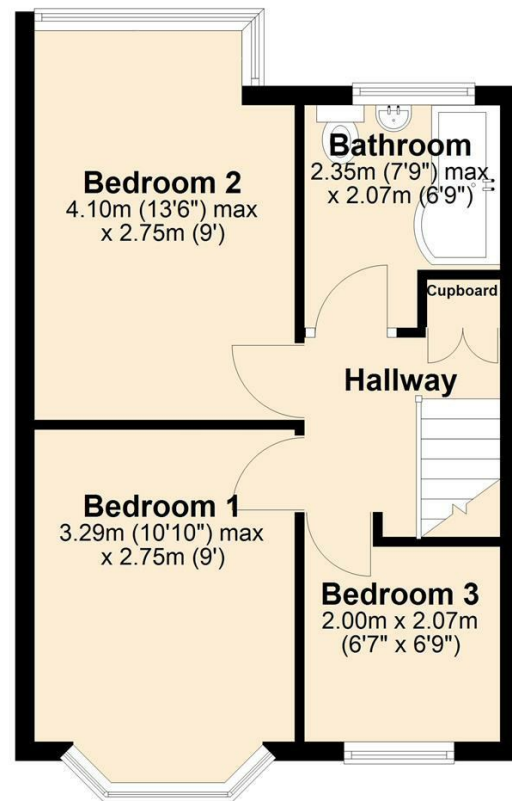
Ground Floor

Approx. 34.9 sq. metres (375.4 sq. feet)



First Floor

Approx. 35.0 sq. metres (376.5 sq. feet)



34 Lulworth Avenue

, Blackpool, FY3 9SN

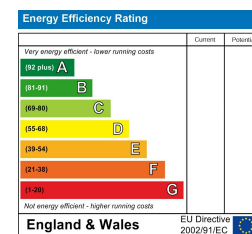
Offers In The Region Of £155,000

Viewings

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Energy Efficiency Graph



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# 34 Lulworth Avenue

, Blackpool, FY3 9SN

Offers In The Region Of £155,000



## Hallway

Staircase to front leading to first floor landing. Karndean flooring throughout. Under stairs storage cupboard. Access to ground floor rooms. Ceiling lights and radiator.

## Lounge

10'7" x 9'6"  
UPVC double glazed bay window to front. Carpet, radiator and ceiling lights. Open access through to Dining Area.

## Kitchen/Diner

16'1" (at widest point) x 13'7"  
UPVC double glazed door and UPVC double glazed window to rear.. Range of wall and base units with complimentary worktops above. Integral gas hob with electric oven beneath and chrome extractor fan above. 1.5 composite sink unit and mixer tap above. Central kitchen island with raised bar. Integrated microwave. Plumbed for washing machine. Karndean flooring to Kitchen and carpet to Dining Area.

## First Floor Landing

Airing cupboard housing combi boiler. Access to all first floor rooms. Loft access. Carpet and ceiling lights.

## Bedroom One

10'9" x 9'0"  
UPVC double glazed bay window to front. Fitted wardrobes. Carpet, radiator and ceiling lights.

## Bedroom Two

13'5" x 9'0"  
UPVC double glazed bay window to rear. Fitted wardrobes. Carpet, radiator and ceiling lights.

## Bedroom Three

6'9" x 6'6"  
UPVC double glazed window to front. Carpet, radiator and ceiling lights.

## Bathroom

7'8" x 6'9"  
UPVC double glazed opaque window to rear. Three piece bathroom suite comprising; 'P' shaped panel bath with shower above, pedestal wash hand basin and low flush WC. Tiled floor and splash back tiled wall. Chrome towel heater and ceiling lights.

## Front Exterior

Walled front garden with decorative gravel and paved pathway.

## Rear Exterior

Large rear garden with paved patio areas and raised seating area with artificial lawn. Paneled fences. External electrics and water point.

## Further Information

Tenure - Freehold  
Council Tax Band - A - Blackpool Borough Council  
EPC Rating C

