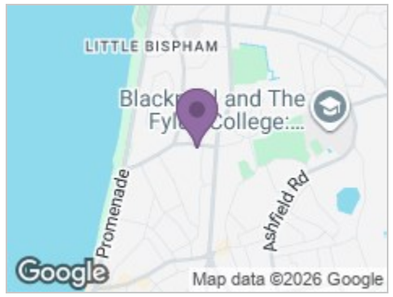
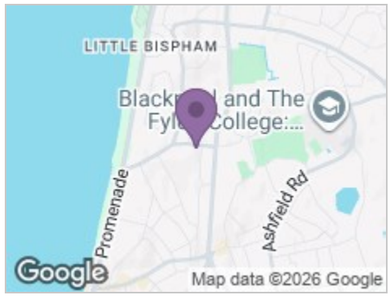
Road Map

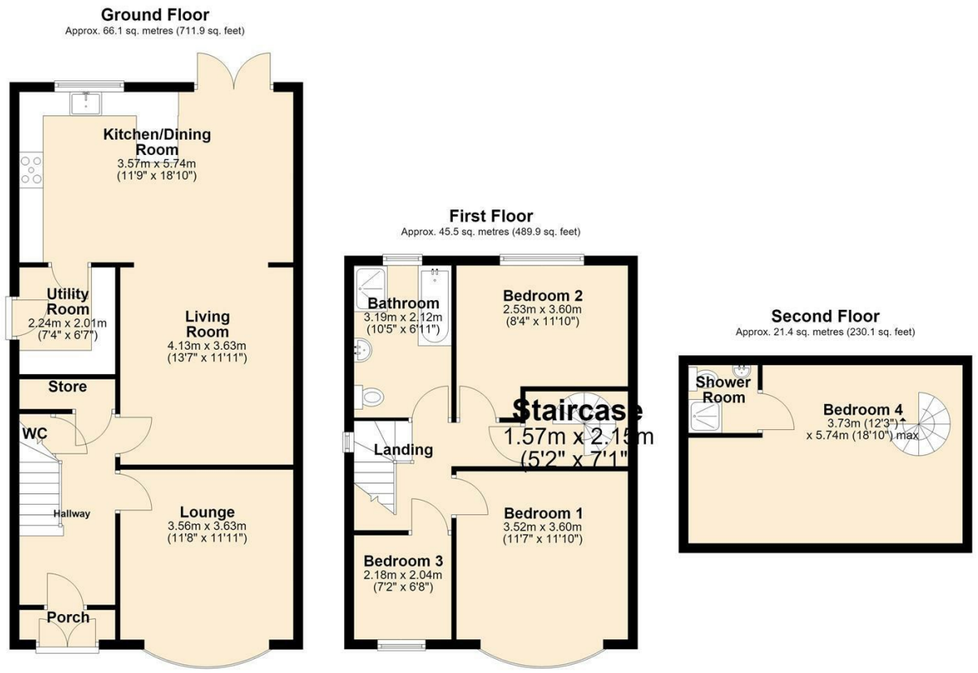


Hybrid Map

Terrain Map



Floor Plan

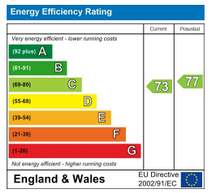


Viewings

Please contact our iMove Sales & Lettings Office on 01253 883311 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



imove
SALES & LETTINGS

Make your next move with... imove

Call us now on 01253 883311
hello@imovetoday.co.uk

imove
SALES & LETTINGS

30 Guildford Avenue

, Blackpool, FY2 9BG

Offers In The Region Of £280,000

4 | 1 | 2 | C

30 Guildford Avenue

, Blackpool, FY2 9BG

Offers In The Region Of £280,000

Porch
Double doors to front providing access from front driveway. Internal solid wood door with stained glass.

Hallway
Stairs to front leading to first floor landing. Access to ground floor rooms, under stairs storage cupboard and cloak room housing combi boiler. Wood effect laminate flooring, ceiling light and radiator.

Lounge
11'10" x 11'8"
UPVC double glazed bay window to front. Cast iron log burner housed within chimney breast. Carpet, ceiling light and radiator.

Living Room
13'6" x 11'10"
Feature fireplace housing cast iron log burner with traditional wooden surround. Wood effect laminate flooring, ceiling light and radiator. Open access through to Kitchen/Dining Room.

Kitchen/Dining Room
18'9" x 11'8"
UPVC double glazed patio doors to rear and UPVC double glazed window to rear. Double glazed Velux window to roof. Range of wall and base units with complimentary worktops above. Belfast sink with mixer tap above. Integrated dishwasher. Free standing Range style cooker with extractor above. Wood effect laminate flooring, ceiling light and radiator. Space for American style fridge/freezer. Access through to Utility Room.

Utility Room
7'4" x 6'7"
UPVC door to side. Wall and base units with worktop above. Plumbed for washing machine and space for tumble dryer. Wood effect laminate flooring, ceiling light.

Bedroom One
11'9" x 11'6"
UPVC double glazed bay window to front. Carpet, ceiling light and radiator.

Bedroom Two
11'9" x 8'3"
UPVC double glazed bay window to rear. Carpet, ceiling light and radiator.

Bedroom Three
7'1" x 6'8"
UPVC double glazed bay window to front. Carpet, ceiling light and radiator. Presently presented as walk in dressing room.

Bathroom
10'5" x 6'11"
UPVC double glazed opaque windows to side and rear. Four piece bathroom suite comprising; panel bath, walk in shower cubicle with fitted glass partition, pedestal wash hand basin and low flush WC. Tiled walls and floor. Ceiling light and radiator

Sprial Staircase Leading To Loft Bedroom
7'0" x 5'1"
Fitted bookshelves and spiral stair case leading to 2nd floor.

Bedroom Four (Loft Bedroom)
18'9" x 12'2" (at widest points)
Double glazed Velux window to rear. Eaves storage. Carpet, ceiling light and radiator.

Shower Room En Suite (Off Bedroom Four)
4'9" x 4'9"
Double glazed Velux skylight to rear. Three piece bathroom suite comprising; walk in shower cubicle, low flush WC and pedestal wash hand basin. Tiled wall and floor, ceiling light and radiator.

Front Exterior
Open driveway with printed concrete.
Gated side access to rear.

Rear Exterior
Paved patio area and established lawned garden with shrubs and trees.

Further Information
Freehold - Tenure
EPC Rating - C
Council Tax Band - C - Blackpool Borough Council