



Estate Agents and Valuers

**‘ EXCELLENT FTB OR INVESTMENT ‘**



**9 GISBURN GROVE LAYTON BLACKPOOL FY3 7DA**  
**PRICE £79,950**  
**NO CHAIN**

- . TRADITIONAL MID TERRACE
- . 2 BEDROOMS
- . LOUNGE & DINING KITCHEN
- . UPVC DOUBLE GLAZING & GAS CENTRAL HEATING
- . ENCLOSED REAR COURTYARD

**DESCRIPTION** Occupying a popular position close to Kingscote Park, Victoria Hospital and Layton Village, this traditional mid garden terrace requires some superficial updating to one's own tastes and offers excellent potential for a first time buyer or investor. Warmed by gas fired central heating and complemented by UPVC double glazing, features include entrance vestibule, lounge, dining kitchen, landing, two bedrooms and a shower room and W.C. Outside to the front is a compact garden and at the rear is an enclosed courtyard.

**LOCATION** Proceeding into Layton Village along Talbot Road and bear left near the cemetery into Westcliffe Drive. Turn next right into Grenfell Avenue, second left into Jackson Street and Gisburn Grove is the next turning on the right.



**9 GISBURN GROVE LAYTON**

**The accommodation comprises:-**

**ON THE GROUND FLOOR**

**ENTRANCE VESTIBULE** UPVC double glazed door.

**LOUNGE** 14'2 X 12'6. UPVC double glazed window, radiator, living flame effect gas fire.

**INNER HALL** Stairs.

**KITCHEN** 12'7 X 10'10. Fitted with a ranger of beech laminate base units and worktops with bevelled edges incorporating a 1 ½ bowl single drainer ceramic sink unit with mixer tap over, electric cooker point, tiled splash backs, matching eye level cupboards, radiator, UPVC double glazed door to rear, cupboard housing Glow Worm boiler.

**ON THE FIRST FLOOR**

**LANDING** Loft access, airing cupboard.

**BEDROOM NO 1** 12'7 X 11'7. UPVC double glazed window, radiator, built in cupboard.

**BEDROOM NO 2** 9'2 X 7'4. UPVC double glazed window, built in wardrobe.

**SHOWER ROOM & W.C** Shower cubicle, pedestal wash and basin, W.C – low suite, part tiled walls, UPVC double glazed window, radiator.

**OUTSIDE**

**COMPACT FRONT GARDEN**

**ENCLOSED REAR YARD**

**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.

**COUNCIL TAX BAND:- A**