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**47 Willowbank Avenue, Blackpool,
FY4 3NE**



£105,995

This end-terrace home with a gardens has recently been redecorated, enhancing its already appealing features.

The property offers a modern fitted dining kitchen, two bedrooms, and a contemporary three-piece bathroom suite in white. A UPVC conservatory overlooks the rear garden, which extends to approximately 50ft.

The property is available for immediate occupation and is offered with no onward chain.

- TWO bedrooms
- Lounge
- Fitted DINING kitchen
- UPVC conservatory
- Modern bathroom
- UPVC double glazing
- Gas central heating
- Rear garden approx. 50ft
- No chain



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Hall: Meter cupboard, Staircase, UPVC double glazed front door.

Lounge: 13'4" x 10'7" (4.06 m x 3.23 m) UPVC double glazed bay window, Radiator.

Dining Kitchen: 13'6" x 9'4" (4.11 m x 2.84 m) Fitted wall and base cupboard units, Complementary roll edge worktops, Stainless steel sink, Built in oven and hob with extractor hood, Plumbed for washing machine, Understairs storage housing combi gas central heating boiler, UPVC double glazed window, Radiator.

Conservatory: 7'7" x 7'6" (2.31 m x 2.29 m) UPVC double glazed conservatory with opening lights and patio door, Radiator.

First Floor:

Landing.

Bedroom 1: 14'1" x 13'5" (4.29 m x 4.09 m) UPVC double glazed bay window, Radiator.

Bedroom 2: 8'9" x 6'8" (2.67 m x 2.03 m) UPVC double glazed window, Radiator.

Bathroom: Comprising; Panelled bath, Low flush WC, Pedestal wash basin, UPVC double glazed window, Tiled walls and floor, Heated towel rail and radiator.

Outside:

Front: Brick / Block paving for ease of maintenance

Rear: Lawned with flowerbed, Approximately 50' in length.

Gas: Gas tested 10th March 2025. (Gas Safety Record available for review).

Electrics: There was a valid electrical test certificate. This is available for re-view as an indicator, although it should be noted it's 5 year validity expired Dec 25.

Tenure: We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - B £1860.61 (2025/26)



Directions: Take Whitegate Drive heading south to the main traffic light junction at Oxford Square. Bear right onto Waterloo Road and continue to the next main set of traffic lights at Spen Corner. Turn left onto Hawes Side Lane, continue for some distance and Willowbank Avenue can be found 19th on the right hand side.

General Disclaimer: Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

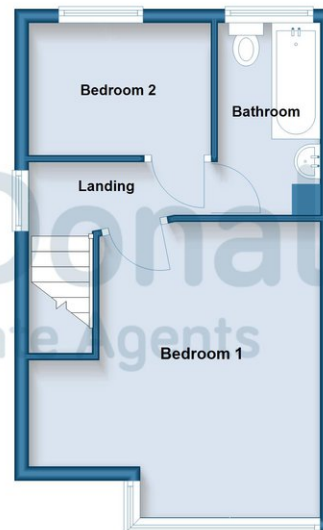
Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Ground Floor



First Floor



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Willowbank Avenue

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