

**‘ COMPLETE MODERNISATION REQUIRED ‘**



**16 KIRKHAM AVENUE BLACKPOOL FY1 6RJ**  
**PRICE O/O £100,000**

- . HALL TO HALL SEMI DETACHED**
- . THREE BEDROOMS**
- . TWO RECEPTIONS**
- . GARDENS TO FRONT & REAR**
- . NEEDING COMPLETE MODERNISATION THROUGHOUT**

**DESCRIPTION** Kirkham Avenue is a handsome three bedroom semi detached home of the ever popular hall to hall design, situated in a sought after position just off Whitegate Drive and within easy reach of Stanley Park. The accommodation comprises two reception rooms and a kitchen to the ground floor, whilst upstairs are three bedrooms and a bathroom. Requiring a complete refurbishment throughout, the property offers excellent potential for a purchaser to create a lovely family home to their own tastes and specification. Outside, there is a garden to the front and to the rear a generous garden extending to approximately 60 feet in length, requiring landscaping.

**LOCATION** Proceeding out to Blackpool along Whitegate Drive and through the traffic light junction with Knowsley Avenue. Kirkham Avenue is a turning on the right .



**16 KIRKHAM AVENUE BLACKPOOL**

The accommodation comprises:-

**ON THE GROUND FLOOR**

**ENTRANCE VESIBULE**

**ENTRANCE HALL** Staircase.

**LOUNGE** 13'7 X 13'4. Window, radiator.

**DINING ROOM** 13'6 X 14'8. Window, radiator.

**KITCHEN** 9'2 X 8'0. Single bowl single drainer, stainless steel sink unit, radiator, window, door to rear.

**ON THE FIRST FLOOR**

**LANDING** Window.

**BEDROOM NO 1** 10'9 X 10'7. Window, radiator.

**BEDROOM NO 2** 10'9 X 9'9. Window, radiator.

**BEDROOM NO 3** 10'0 X 5'10. Window, radiator.

**BATHROOM & W.C** Panelled bath, pedestal wash hand basin, W.C – low suite, window.

**OUTSIDE**

**GARDENS TO FRONT & REAR**

**SERVICES** - All mains services.

**COUNCIL TAX BAND B**

**VIEWINGS** Only by prior appointment through Duncan Raistrick Estate Agents.

Tel:- 01253 751791 – open 7 days a week.