



House - Terraced (EPC Rating: D)

**53 LARBRECK AVENUE, BLACKPOOL,  
LANCASHIRE, FY3 8EF**

**PCM**

**£875 PCM**



# 3 Bedroom House - Terraced located in Lancashire

Welcome to Larbreck Avenue...

This mid terrace property has just been refurbished throughout and the results mean that this unfurnished home is ready for immediate occupation.

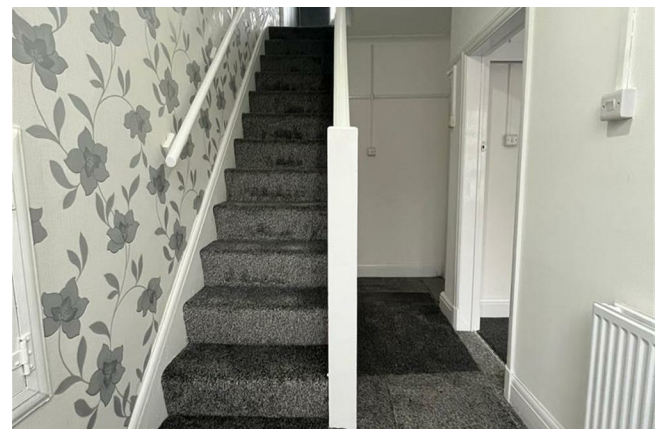
Nestled in a popular residential location between Kingscote Drive and Layton Road, this mid-terrace home offers a prime position in Layton. With easy access to Blackpool town centre via public transport links or a stroll if you're feeling more active!

Inside, you enter into a generous hallway and its from here that you have access to the through living room/dining room. The kitchen is a cosy room with newly fitted units in white but benefits from an additional spacious utility room which more than doubles the size of your kitchen. There is a gas hob, electric oven and ample space and plumbing for your own white goods.

Up to the first floor and you will find 2 double bedrooms and a third single bedroom. The bathroom is newly fit with a 3 piece suite in white with an over bath mixer shower.

This family home is warmed by gas central heating and has double glazing throughout.

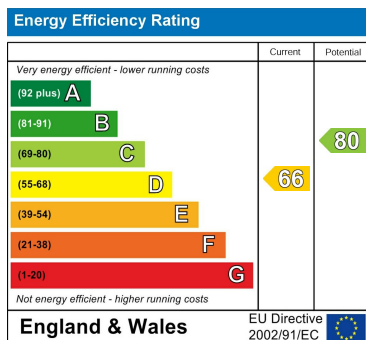
Available to let immediately and a long term tenancy would be preferred.



Council Tax Band

A

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.