

Road Map



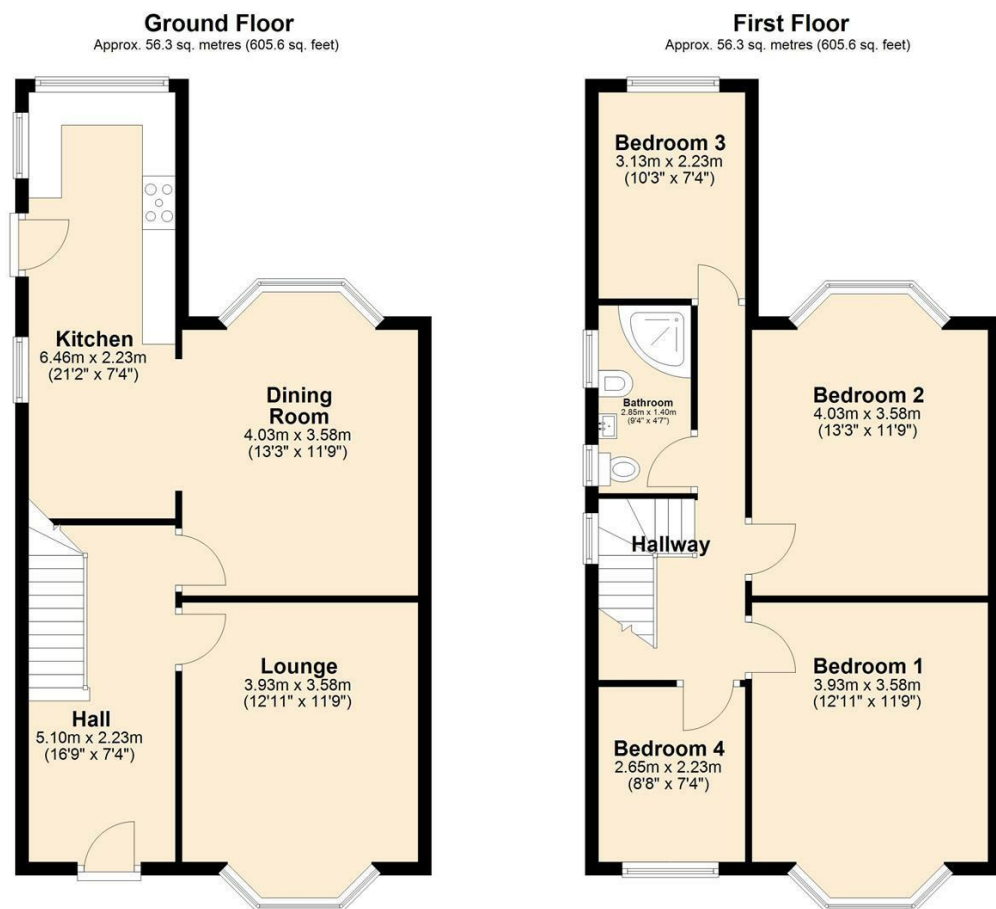
Hybrid Map



Terrain Map



Floor Plan



**17 Napier Avenue**  
 , Blackpool, FY4 1PA

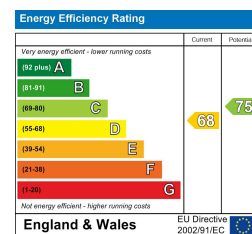
Offers In The Region Of £230,000

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.

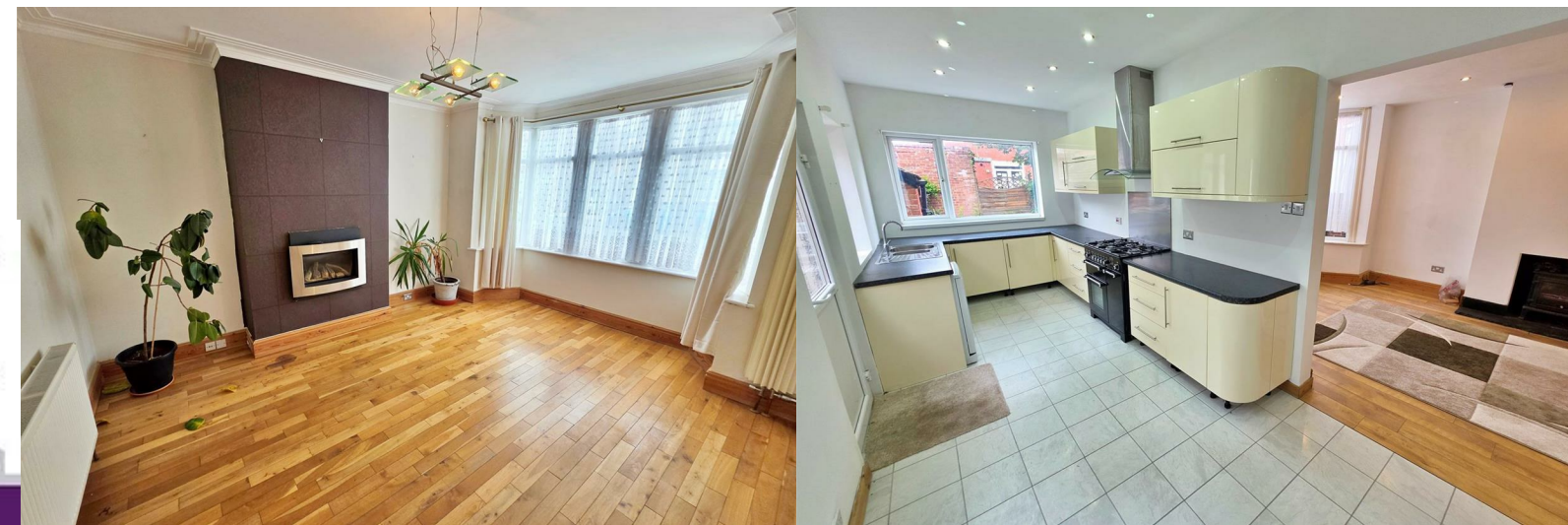
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Energy Efficiency Graph



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# 17 Napier Avenue

, Blackpool, FY4 1PA

Offers In The Region Of £230,000



## Hall

Door to front providing access from front driveway. Spacious open hallway space. Stairs to front leading to first floor landing. Understairs storage cupboard housing combi gas boiler. Carpet, ceiling light and radiator.

## Lounge

12'10" x 11'8"

UPVC double glazed bay window to front. Wall mounted gas fire fitted to chimney breast Engineered Wood flooring, ceiling light and radiator.

## Dining Room

13'2" x 11'8"

UPVC double glazed bay window to rear. Open access through to extended kitchen. Log burner to chimney breast. Wood effect laminate flooring, ceiling lights and radiators.

## Kitchen

21'2" x 7'3"

UPVC door to side and UPVC windows to side and rear. Range of wall and base units with complimentary worktops above. Range Master gas cooker. Stainless steel sink unit with mixer tap. Plumbed for washing machine. Tiled flooring, ceiling light and radiator.

## First Floor Landing

UPVC double glazed window to side. Access to all first floor rooms. Loft access. Ceiling lights and carpet.

## Bedroom One

12'10" x 11'8"

UPVC double glazed bay window to front. Laminate flooring, ceiling light and radiator.

## Bedroom Two

13'2" x 11'8"

UPVC double glazed bay window to rear. Laminate flooring, ceiling light and radiator.

## Bedroom Three

10'3" x 7'3"

UPVC double glazed window to rear. Laminate flooring, ceiling light and radiator.

## Bedroom Four

8'8" x 7'3"

UPVC double glazed window to front. Laminate flooring, ceiling light and radiator.

## Bathroom

9'4" x 4'7"

UPVC double glazed opaque window to side. Four piece bathroom suite comprising corner shower unit, low flush WC, wall mounted vanity basin and bidet. Tiled walls and floor. Ceiling light and radiator.

## Front Exterior

Paved open driveway to front providing off road parking for numerous vehicles.

## Rear Exterior

Low maintenance rear garden with paved and decked patio areas. Access to brick built garage.

## Further Information

Tenure - Freehold

Council Tax Band - D - Blackpool Borough Council

EPC Rating D

