

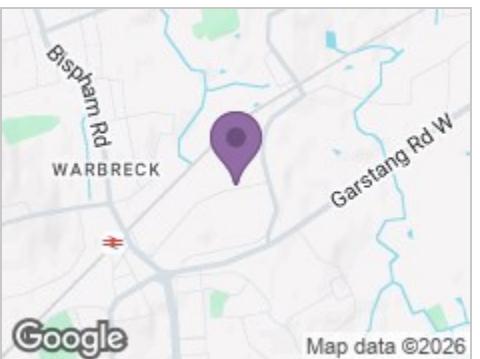
## Road Map



## Hybrid Map

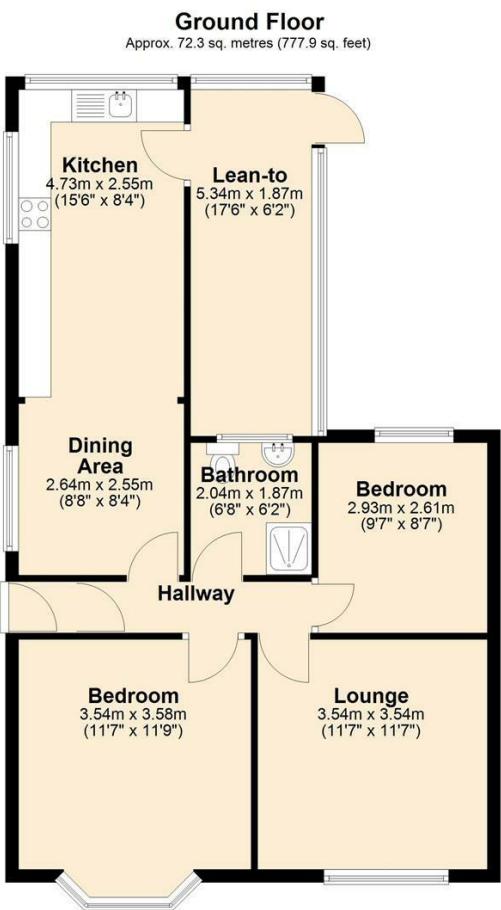


## Terrain Map



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## Floor Plan

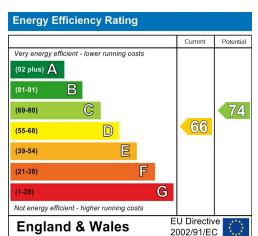


## Viewings

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph



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SALES & LETTINGS



**31 Westfield Avenue**

, Blackpool, FY3 7LU

Offers In The Region Of £170,000



# 31 Westfield Avenue

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## Porch

UPVC double glazed door providing access from side driveway into property. Internal door leading through into hallway.

## Hallway

UPVC door to side providing access from porch into hallway. Access to all rooms. Wood effect vinyl flooring, ceiling lights and radiator. Loft access.

## Bedroom One

11'8" x 11'7"

UPVC double glazed window to front. Built in wardrobes. Carpet, ceiling lights and radiators.

## Lounge

11'7" x 11'7"

UPVC double glazed bay window to front. Carpet, ceiling lights and radiator.

## Bedroom Two

9'7" x 8'6"

UPVC double glazed window to rear. Carpet, ceiling lights and radiators.

## Bathroom

6'8" x 6'1"

UPVC double glazed opaque window to rear. Three piece bathroom suite comprising; twin shower unit with glass partition, vanity wash hand basin and low flush WC.

## Dining Area

8'7" x 8'4"

UPVC double glazed window to side. Wood effect vinyl flooring. Ceiling light and radiator. Open access to kitchen.

## Kitchen

15'6" x 8'4"

UPVC double glazed window to side and rear. Electric hob. Stainless steel sink unit with mixer tap. Wood effect vinyl flooring and ceiling light. Access to Lean To.

## Lean To

17'6" x 6'1"

UPVC double glazed window to side and rear. Door to side providing access to rear garden. Tiled floor. Plumbed for washing machine.

## Front Exterior

Tarmac driveway to side providing off road parking for two vehicles.

Lawned front garden with established hedgerow.

## Rear Exterior

Decked area leading to paved patio area. Large lawned garden with established trees and shrubs.

## Further Information

Tenure - Freehold

EPC Rating D  
Council Tax Band - C

## Agent's Disclaimer

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm moveable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations.

Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

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