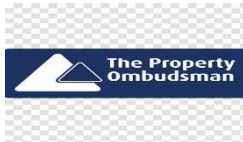


**41 BAINES AVENUE,  
BLACKPOOL  
FY3 7LA**

**£125,000**



Whilst these particulars are believed to be factually correct, neither Butson Blofeld or their client can guarantee accuracy, nor are they intended to form a contract. Interested parties must satisfy themselves to their accuracy. Butson Blofeld has no authority to give any warranty or representation in respect of this property.

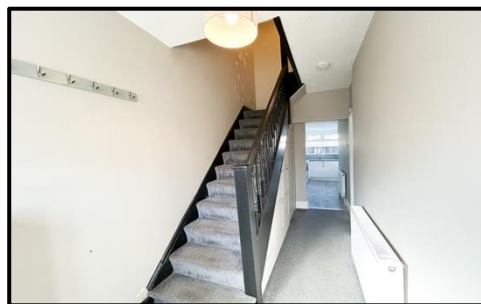


15a Chapel Street, Poulton Le Fylde, FY6 7BQ  
01253 894494  
sales@butson.co.uk

## IDEAL FIRST TIME BUY SEMI DETACHED PROPERTY WITH NO ONWARD CHAIN

Occupying a very convenient position off Poulton Road, close to local schools and within driving distance of Poulton and Blackpool centres, this up dated family home comprises of a hall, good sized lounge through to dining room, modern fully fitted kitchen with integrated appliances. Three good bedrooms, contemporary shower room W.C. Easy maintained gardens, central heating, double-glazing.

Viewing highly recommended.



**ACCOMMODATION:** Ground-floor; Entrance Hall with stairs leading off, good size lounge with media wall leading into the dining room. Fully fitted galley style kitchen with a good range of high- and low-level units and integrated appliances. First-floor; three bedrooms, two of which are good sized doubles and a third single/study. Modern shower room, W.C.

**OUTSIDE:** Stone chipped driveway to front providing off road parking. Private rear garden with lawned area, established trees & bushes and paved patio.

**SERVICES:** All mains services are connected. Gas central heating and UPVC double-glazing are installed.

**COUNCIL TAX BAND:** The property is listed as Band A with Blackpool council.

**TENURE:** Tenure of the property is freehold.

**EPC rating – F**

**VIEWING:** By telephone appointment through the Agent's office.