



8 Joyce Avenue, Blackpool, FY4 4HL

£152,500

Family size living

- Lounge
- Dining Room
- Dining Kitchen - over 13'
- Three Bedrooms
- Modern Bathroom
- Off street Parking
- Westerly facing rear
-
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-

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Hall: () Meter cupboard, Under stairs storage space, Wood effect laminate flooring, UPVC double glazed door, Radiator.

Lounge: 13'6" x 12'8" (4.11 m x 3.86 m) TV point, UPVC double glazed bay window, Radiator.

Dining Room: 12'0" x 11'4" (3.66 m x 3.45 m) UPVC double glazed bay window, Radiator.

Kitchen: 13'10" x 8'3" (4.22 m x 2.51 m) Fitted wall and base cupboard units with complementary roll edge worktops, Stainless steel sink with mixer tap, Integrated oven and gas hob with extractor hood, Plumbed for washing machine, Walk in cupboard, Wood effect laminate flooring, Two UPVC double glazed windows and door, Radiator.

First Floor: ()

Landing: () UPVC double glazed window.

Bedroom 1: 12'0" x 11'5" (3.66 m x 3.48 m) UPVC double glazed window, Radiator.

Bedroom 2: 11'5" x 10'5" (3.48 m x 3.17 m) Built in wardrobes, UPVC double glazed window, Radiator.

Bedroom 3: 7'0" x 6'8" (2.13 m x 2.03 m) UPVC double glazed window, Radiator.

Bathroom: () Modern fitted three piece suite comprising; Panelled bath, Low flush WC, Vanity sink unit, UPVC double glazed window, Towel heater radiator.

Outside: ()

Front: ()

Rear: () Westerly facing rear garden laid to a combination of lawn and gravel areas, Outhouse, Gated rear access.



Heating: () Gas central heating (NOT TESTED).

Tenure: () We have been informed that the property is freehold.
Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: () Band - B £1860.61 (2025/26)

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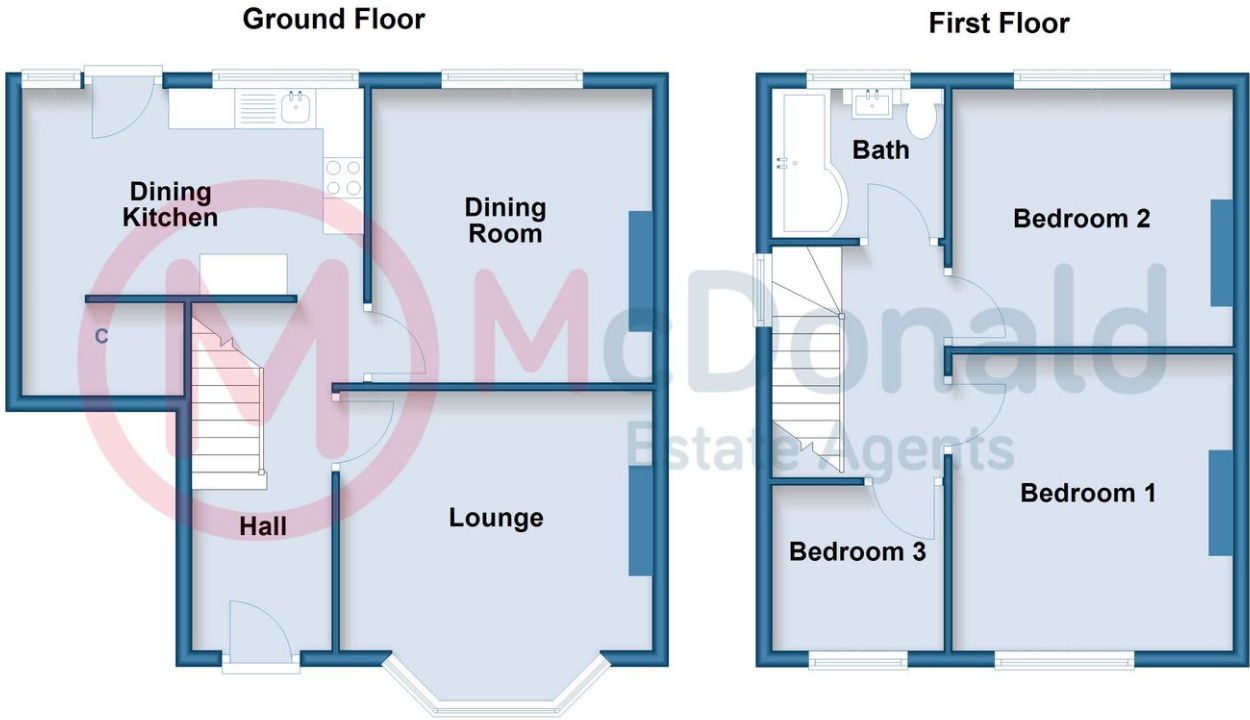
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Directions: Travelling South along Whitegate Drive south, bear left at Oxford Square into Preston New Road. Take the first right into Barclay Avenue, left into Johnson Road and finally left again into Joyce Avenue.

General Disclaimer: Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Plan produced using PlanUp.

Joyce Avenue

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