

‘ DETACHED BUNGALOW ‘



‘ THE GABLES ‘ 13 HOUGHTON AVENUE BLACKPOOL FY4 3BU
PRICE £115,000
NO CHAIN

- . SPACIOUS DETACHED BUNGALOW
- . 2 DOUBLE BEDROOMS
- . LOUNGE & DINING KITCHEN
- . UPVC DOUBLE GLAZING & GAS FIRED CENTRAL HEATING
- . GARDENS TO FRONT & REAR
- . OFF STREET PARKING
- . REQUIRING SOME UPDATING

DESCRIPTION A detached true bungalow tucked away at the head of a quiet cul de sac, offering easy access to Blackpool town centre and its wide range of amenities. Requiring modernisation, the spacious accommodation comprises entrance hall, lounge, good sized dining kitchen, two double bedrooms and a four piece bathroom and W.C. Outside, the property benefits from off street parking, together with gardens to both the front and rear which require landscaping, offering excellent potential to create attractive outdoor spaces.

LOCATION Proceeding out of Blackpool St Annes Road from the traffic light junction with Central Drive. Turn left into Marsden Road and Houghton Avenue is a turning on the right. Number 13 is at the head of the cul de sac on the left hand side.



13 HOUGHTON AVENUE BLACKPOOL

The accommodation comprises:-

ON THE GROUND FLOOR

ENTRANCE HALL UPVC double glazed door, cupboard housing Ravenheat boiler, radiator.

LOUNGE 14'2 X 13'8. UPVC double glazed window, radiator.

DINING KITCHEN (9'2 X 8'9) + (12'10 X 9'8). Fitted with a range of white base units and worktops with bevelled edges incorporating a 1 ½ bowl single drainer ceramic sink unit with mixer tap over, built in oven, hob and hood, part tiled walls, matching eye level cupboards, radiator, UPVC double glazed window and door.

BEDROOM NO 1 12'2 X 10'0. UPVC double glazed window, radiator.

BEDROOM NO 2 16'0 X 8'9 (PLUS DOOR RECESS). UPVC double glazed window.

BATHROOM & W.C A four piece white suite comprising corner bath, shower cubicle, pedestal wash hand basin, W.C – low suite, radiator.

OUTSIDE

GARDENS TO FRONT & REAR – Requiring landscaping.

OFF STREET PARKING

TENURE Freehold.

SERVICES All mains services – gas fired central heating.

VIEWINGS Only by prior appointment through Duncan Raistrick Estate Agents. Tel:- 01253 751791 – open 7 days a week.

COUNCIL TAX BAND:- D

EPC: - D

ALL SERVICES / APPLIANCES HAVE NOT AND WILL NOT BE TESTED