

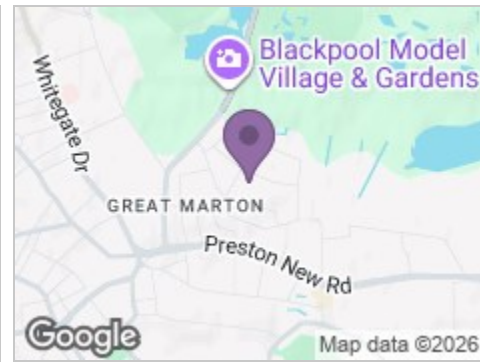
Road Map



Hybrid Map



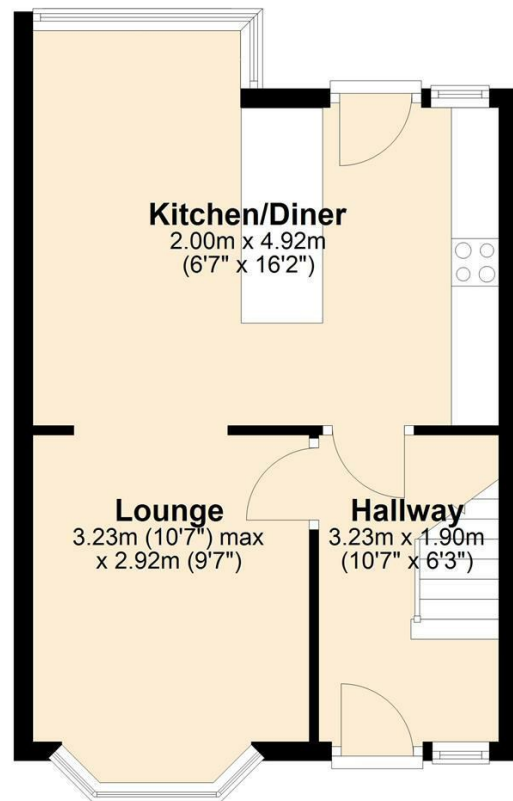
Terrain Map



Floor Plan

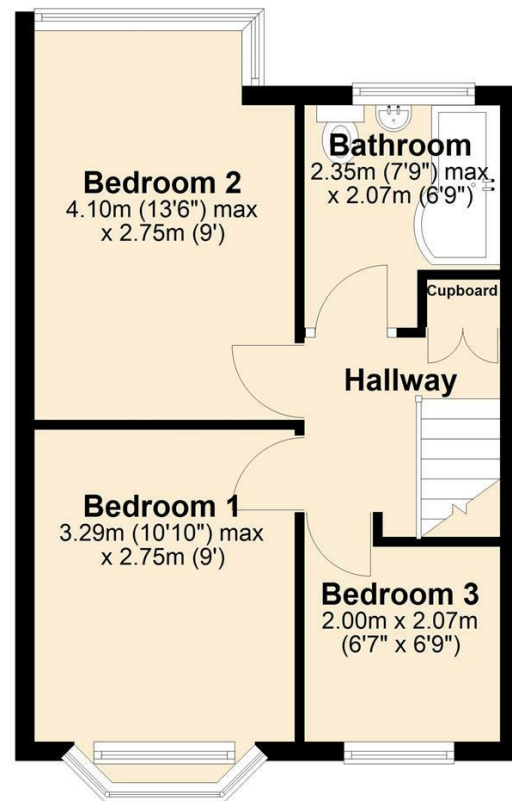
Ground Floor

Approx. 34.9 sq. metres (375.4 sq. feet)



First Floor

Approx. 35.0 sq. metres (376.2 sq. feet)



34 Lulworth Avenue

, Blackpool, FY3 9SN

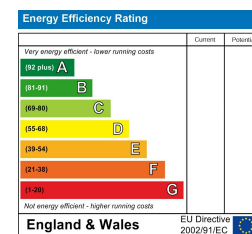
Offers In The Region Of £160,000

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.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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Hallway

Staircase to front leading to first floor landing. Luxury vinyl wood flooring throughout. Under stairs storage cupboard. Access to ground floor rooms. Ceiling lights and radiator.

Lounge

10'7" x 9'6"

UPVC double glazed bay window to front. Carpet, radiator and ceiling lights. Open access through to Dining Area.

Kitchen/Diner

16'1" (at widest point) x 13'7"

UPVC double glazed door and UPVC double glazed window to rear.. Range of wall and base units with complimentary worktops above. Integral gas hob with electric oven beneath and chrome extractor fan above. 1.5 composite sink unit and mixer tap above. Central kitchen island with raised bar. Integrated microwave oven and fridge/freezer. Plumbed for washing machine. Luxury vinyl wood flooring to Kitchen and carpet to Dining Area.

First Floor Landing

Airing cupboard housing combi boiler. Access to all first floor rooms. Loft access. Carpet and ceiling lights.

Bedroom One

10'9" x 9'0"

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

Bedroom Two

13'5" x 9'0"

UPVC double glazed bay window to rear. Fitted wardrobes. Carpet, radiator and ceiling lights.

Bedroom Three

6'9" x 6'6"

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

Bathroom

7'8" x 6'9"

UPVC double glazed opaque window to rear. Three piece bathroom suite comprising; 'P' shaped panel bath with shower above, pedestal wash hand basin and low flush WC. Tiled floor and splash back tiled wall. Chrome towel heater and ceiling lights.

Front Exterior

Walled front garden with decorative gravel and paved pathway.

Rear Exterior

Large rear garden with paved patio areas and raised seating area with artificial lawn. Paneled fences. External electrics and water point.

Further Information

Tenure - Freehold

Council Tax Band - A - Blackpool Borough Council

EPC Rating C

