



**14 Willowbank Avenue, Blackpool**  
Blackpool

Offers Over **£100,000**

# 14 Willowbank Avenue

Blackpool, Blackpool

This mid terraced house is situated in a popular and convenient residential location. Just off Common edge Road with local shops and amenities. The accommodation comprises entrance hall, lounge, fitted kitchen and utility/rear porch. First floor has two bedrooms and a bathroom plus a loft room/possible bedroom three. The property has a gas central heating system installed and the windows are UPVC double glazed. Enclosed south facing rear garden.

Council Tax band: A

Tenure: Freehold

- 2/3 Bedrooms ( Inc Loft Room)
- Lounge, Dining Kitchen
- South Facing Garden
- Popular Residential Location





### Hallway

Wooden laminate flooring, built-in meter cupboard, staircase to first floor, landing.

### Lounge

13' 2" x 10' 7" (4.01m x 3.23m)

Walk-in UPVC double glazed corner bay window to the front elevation, double radiator, wooden laminate flooring, cornice style ceiling. The focal point of the room is a living flame, coal effect gas fire with marble effect inset and hearth and wooden surround.

### Kitchen

9' 5" x 12' 2" (2.86m x 3.72m)

Fitted with a matching range of base and eye level units with round edged worktops, single drainer stainless steel sink with mixer tap, built-in electric oven with four ring gas hob and extractor hood over, plumbed for automatic washing machine and space for fridge freezer. Wooden laminate flooring, double radiator. 2 UPVC double glazed windows to the rear elevation, wall mounted gas central heating boiler. Under stairs storage cupboard.

### Rear Porch / Utility

### Landing

#### Bedroom 1

13' 11" x 10' 7" (4.24m x 3.23m)

UPVC double glazed walk - in corner bay window to the front elevation, double radiator, door leads to the staircase which leads to the loft room.

#### Bedroom 2

6' 8" x 7' 7" (2.02m x 2.32m)

uPVC double glazed window, radiator.

### Bathroom

9' 6" x 5' 5" (2.9m x 1.65m)

Fitted with a three-piece white suite, comprising panelled bath with shower attachment over and folding glass screen. Pedestal wash hand basin and





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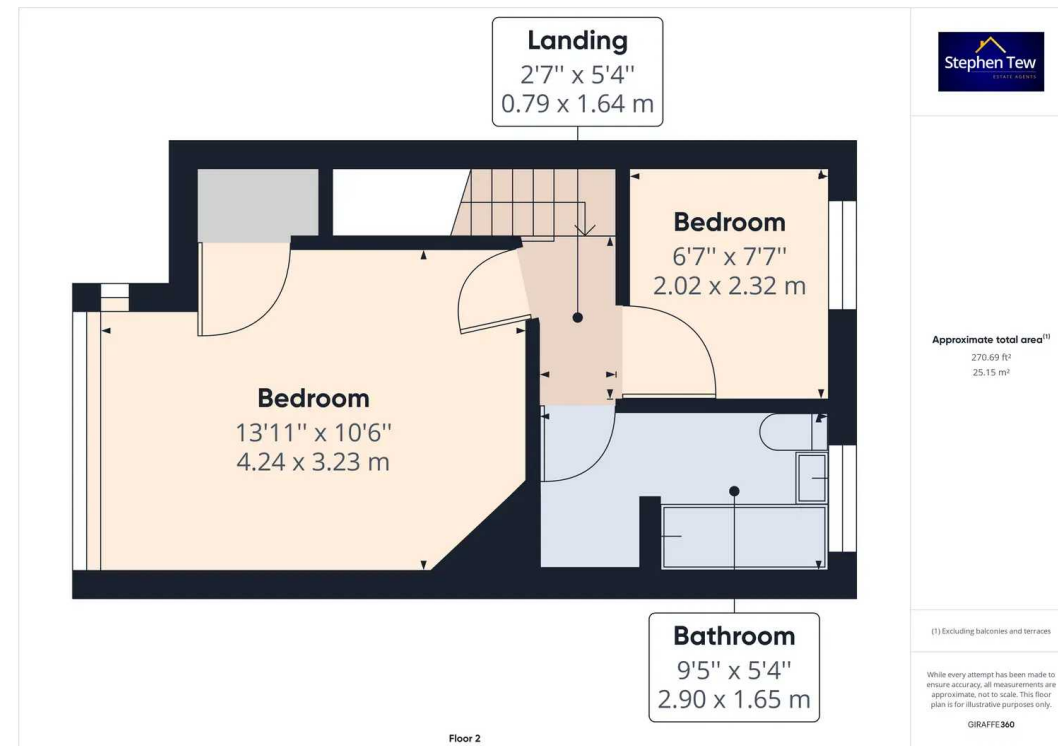
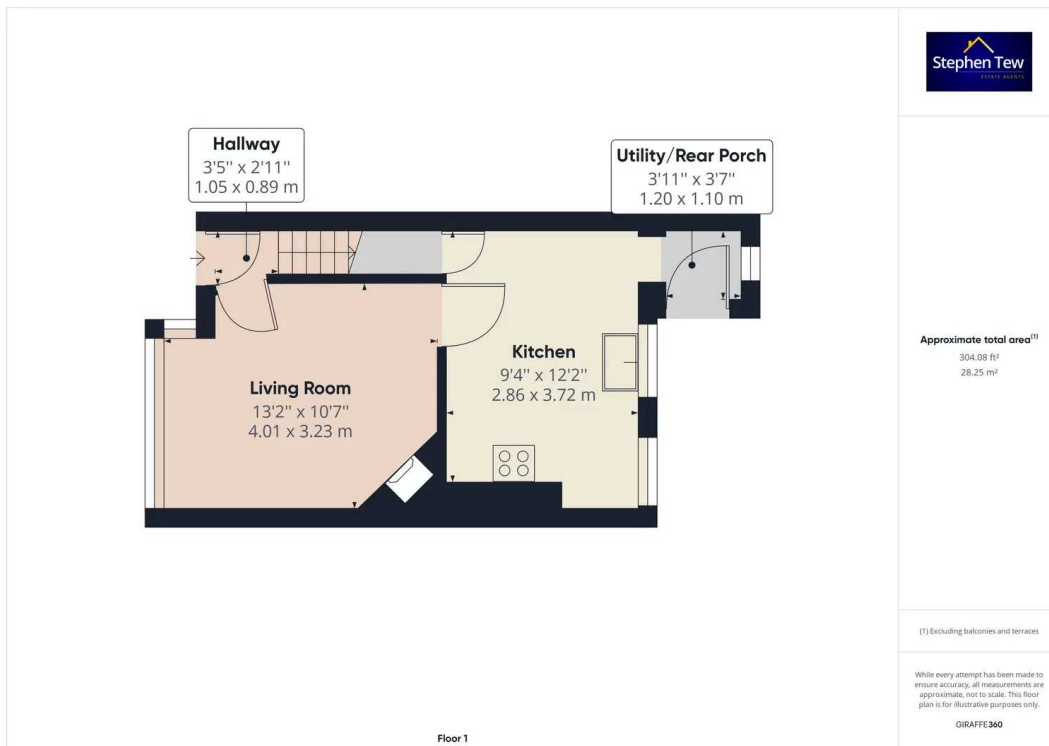
### FRONT GARDEN

Gravelled front garden area with pathway leading to entrance door.

### REAR GARDEN

Enclosed south facing rear garden with timber decking and artificial lawn with borders, wooden shed and rear gated access.







## Stephen Tew Estate Agents

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