



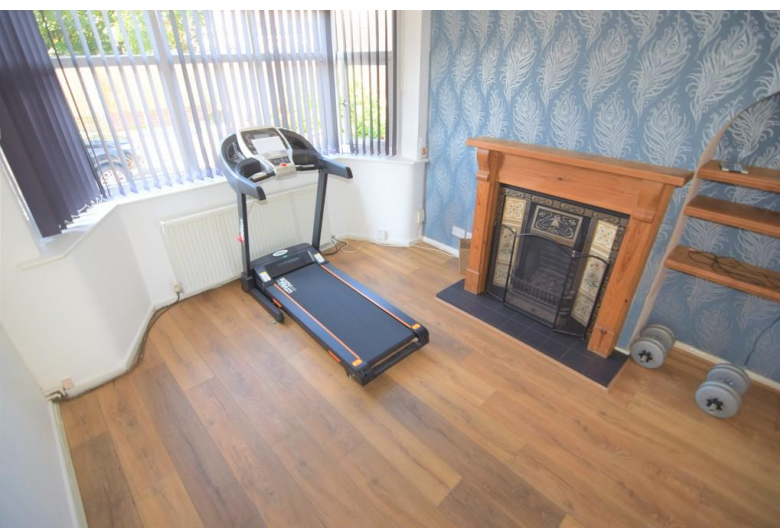
Milford Avenue, North Shore

Blackpool, FY2 0TZ

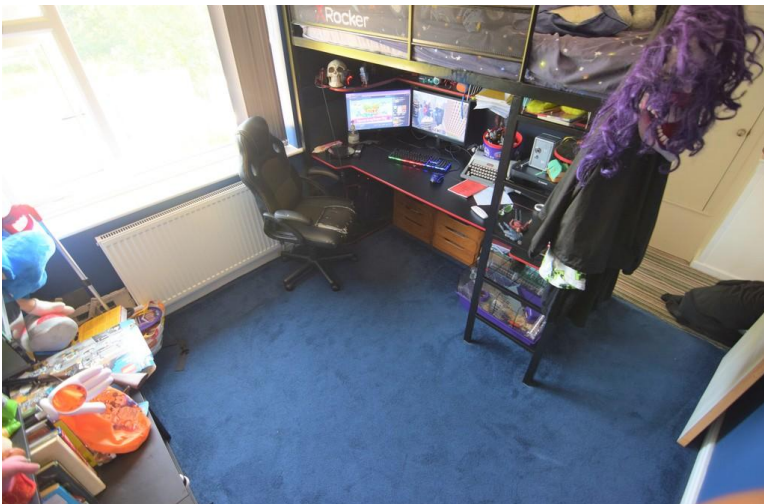
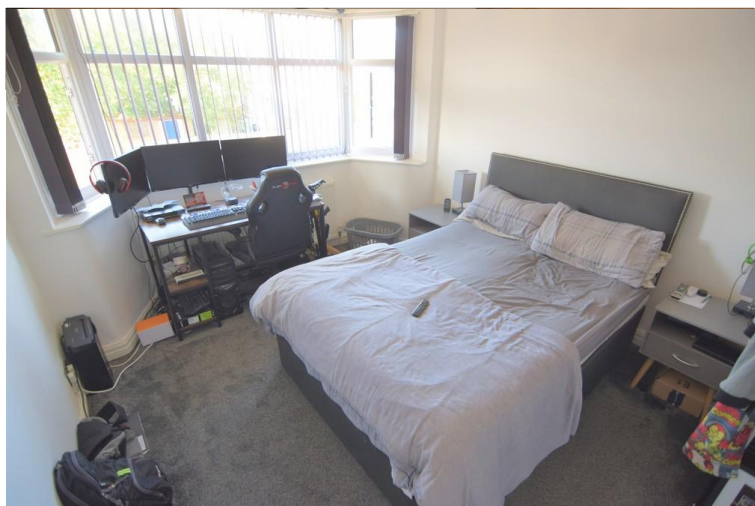
- **SPACIOUS 3 BEDROOM MID TERRACED HOUSE**
- **LOUNGE OPEN TO DINING ROOM**
- **MODERN KITCHEN**
- **GOOD SIZE REAR GARDEN**

£127,500

EPC Rating '54'



Milford Avenue, Blackpool, FY2 0TZ



Property Description

Spacious three bedroom mid terraced house, situated in a popular location close to popular schools, transport links, shops and other local amenities.

Accommodation comprising entrance hall, lounge open to dining room, modern kitchen, three first floor bedrooms and a three piece bathroom suite. Externally with an enclosed lawned garden to the rear & off road parking to the front. The property also benefits from gas central heating and double glazing.

Ideal first time buyer. No chain involved.



HALLWAY

UPVC double glazed exterior door. Stairs to the first floor. Central heating radiator. Under stairs storage.

LOUNGE

12' 2" x 10' 3" (3.71m x 3.12m) Double glazed bay window to the front. Central heating radiator. Laminate floor. Ornate feature fireplace. Open to:

DINING ROOM

9' 2" x 7' 7" (2.79m x 2.31m) Double glazed French doors onto the rear garden. Laminate floor.

KITCHEN

9' 6" x 7' 9" (2.9m x 2.36m) A range of modern fitted wall and base units with complementary works surfaces. Tiled splash backs. Stainless steel sink unit with mixer tap. Plumbed for washing machine. Double glazed window and door to the rear.

STAIRS AND LANDING

Access to boarded loft via pull down ladder. Large storage cupboard.

BEDROOM 1

12' 1" x 9' 6" (3.68m x 2.9m) Double glazed bay window to the front. Central heating radiator.

BEDROOM 2

9' 4" x 8' 7" (2.84m x 2.62m) Double glazed bay window to the rear. Central heating radiator.

BEDROOM 3

8' 1" x 6' 8" (2.46m x 2.03m) Double glazed bay window to the front. Central heating radiator. Walk in wardrobe/storage cupboard.

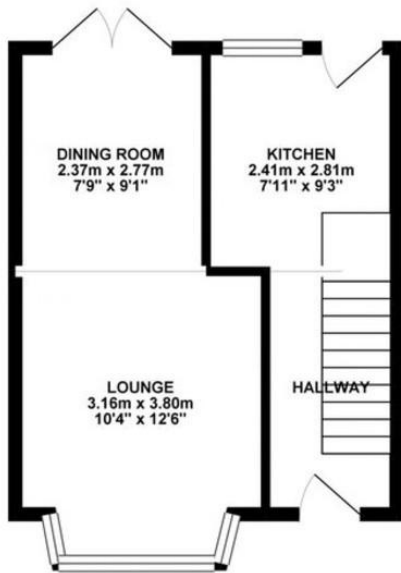
BATHROOM

Three piece suite comprising P shaped bath with shower over, pedestal wash hand basin and low flush wc. Chrome heated towel rail. Part tiled elevations. Double glazed window to the rear.

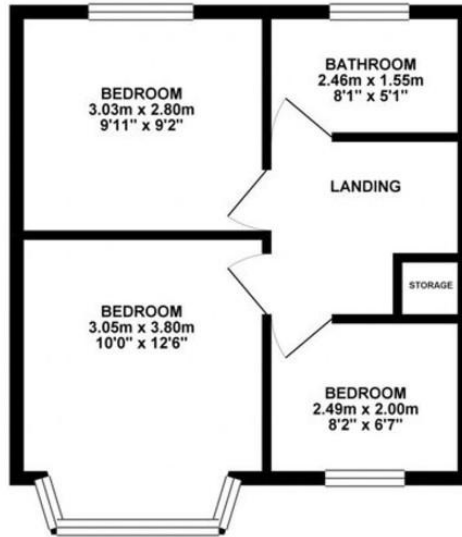
GARDENS

Enclosed garden to the rear with coal shed. Access down side of property. Off road parking to the front.

GROUND FLOOR 29.51 sq. m.
(317.61 sq. ft.)



1ST FLOOR 34.49 sq. m.
(371.29 sq. ft.)



TOTAL FLOOR AREA : 64.00 sq. m. (688.90 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements