



Fordway Avenue, Layton

Blackpool, FY3 8JN

- **Three bedroom end terraced house**
- **Well presented throughout**
- **Gas central heating**
- **Double glazing**

£115,000

EPC Rating 'TBC'





Property Description

Well presented three bedroom end terraced house situated in a popular residential location close to local shops, schools, Stanley Park and Blackpool Victoria Hospital. The accommodation briefly comprises entrance porch, hall, lounge, kitchen open plan to conservatory, ground floor bathroom, three bedrooms to the first floor with master en suite. The property also benefits from gas central heating, double glazing and a good sized garden to the rear. The property is currently tenanted but can be sold with vacant possession. No chain involved.

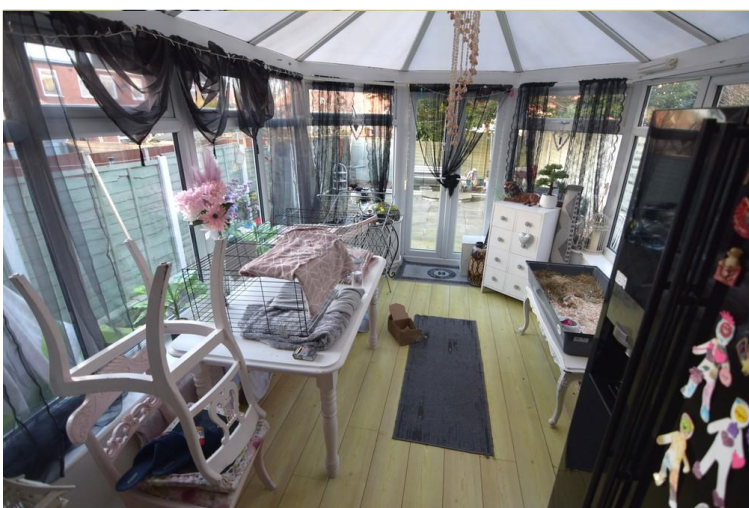
ENTRANCE PORCH

Double glazed entrance door and windows. Internal door leading to hallway.

HALLWAY

Stairs leading to the first floor. Central heating radiator.

LOUNGE





14' 5" x 12' 3" (4.39m x 3.73m) Double glazed bay window to the front elevation. Central heating radiator. Feature fireplace. Laminate flooring.

KITCHEN

9' 9" x 8' 6" (2.97m x 2.59m) Fitted wall and base units with complimentary worksurfaces. Stainless steel sink unit. Tiled splashbacks. Double glazed window. Open to conservatory. Understairs storage area housing central heating boiler

CONSERVATORY

13' 3" x 9' 2" (4.04m x 2.79m) Double glazed windows. Double glazed French doors. Central heating radiator.



GROUND FLOOR BATHROOM

Four piece suite comprising panelled bath with shower over, bidet, pedestal wash hand basin and low flush wc. Complimentary tiled walls. Double glazed window. Chrome heated towel rail.

STAIRS AND LANDING

Double glazed window.

BEDROOM ONE

12' 7" x 11' 7" (3.84m x 3.53m) Double glazed bay window to the front elevation. Central heating radiator. Built-in storage cupboard.



EN SUITE

Shower cubicle, pedestal wash hand basin and low flush wc. Extractor fan

BEDROOM TWO

10' 5" x 8' 8" (3.18m x 2.64m) Double glazed window. Central heating radiator.

BEDROOM THREE

Double glazed window. Central heating radiator.

GARDEN AREAS

Enclosed easily maintained garden area to the front. Side access gate. Easily maintained good size garden area to the rear.





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