



## Broughton Avenue, Layton

Blackpool, FY3 8EQ

- **MODERN 2 BEDROOM HOUSE**
- **RECENTLY REFURBISHED**
- **IN THE HEART OF LAYTON**
- **MOVE IN COSTS £1400.00**

**£650 pcm**

EPC Rating '71'





## Property Description

### LOUNGE

12' 27" x 17' 74" (4.34m x 7.06m) LOUNGE WITH MODERN ELECTRIC FIRE, UPVC WINDOW - OPEN PLAN STAIRS TO UPSTAIRS

### KITCHEN

12' 07" x 8' 70" (3.84m x 4.22m) KITCHEN WITH RANGE OF MODERN WALL AND BASE UNITS, ELECTRIC OVEN AND ELECTRIC HOB, UPVC DOOR TO REAR YARD

### BATHROOM

4' 35" x 9' 41" (2.11m x 3.78m) MODERN FITTED BATHROOM WITH BATH, SHOWER OVER, WC AND WASH HAND BASIN

### BEDROOM

13' 91" x 11' 52" (6.27m x 4.67m) LARGE DOUBLE BEDROOM WITH STORAGE CUPBOARDS, UPVC WINDOW



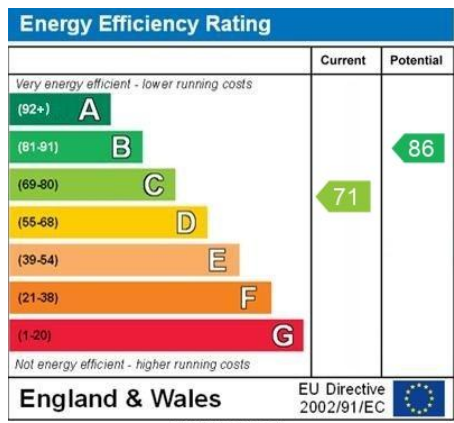




**BEDROOM**

7' 52" x 8' 93" (3.45m x 4.8m) BEDROOM WITH UPVC WINDOW AND RADIATOR





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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 are 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