



1 Oregon Ave, Layton

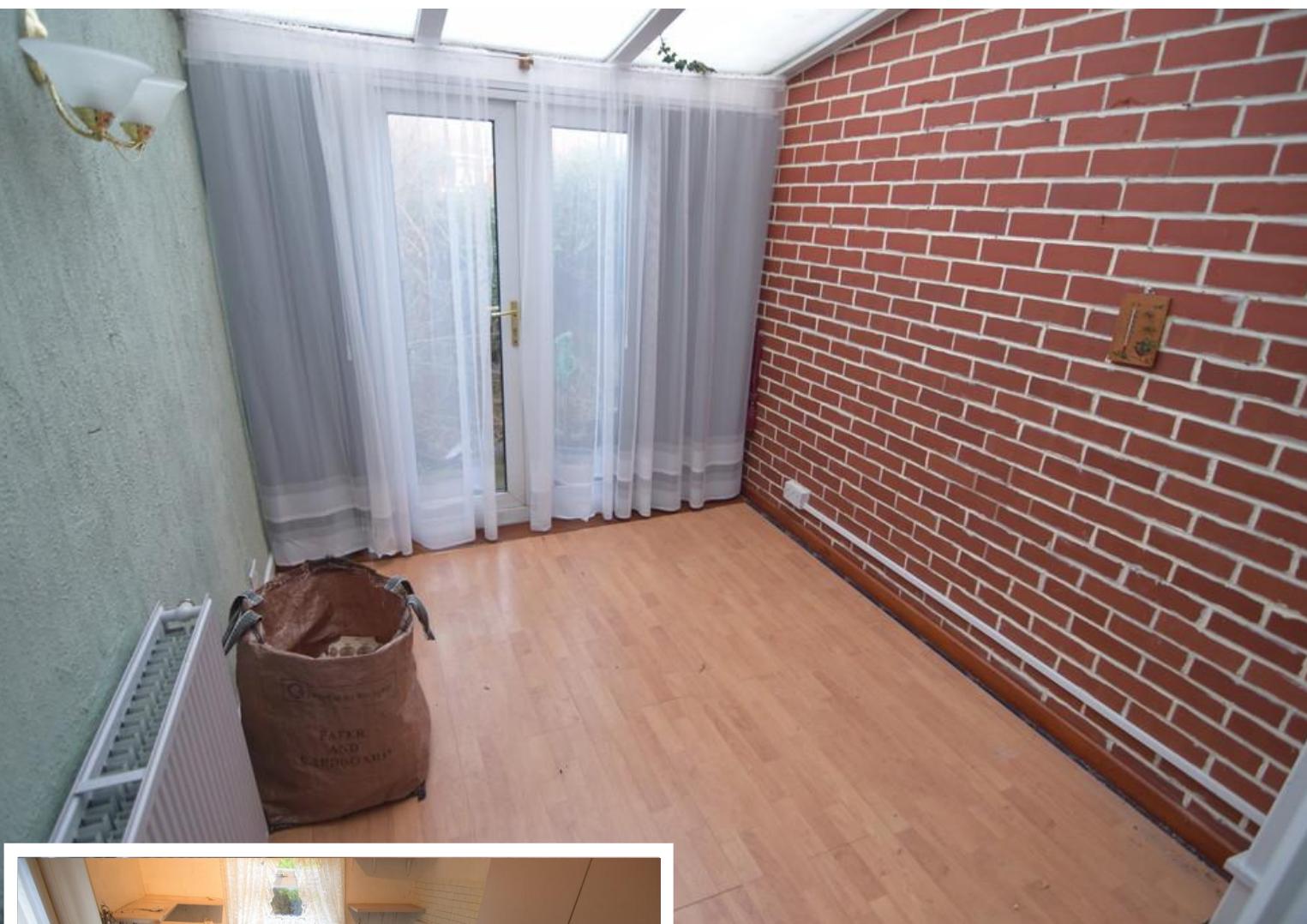
FY3 7JU

- **Semi detached house**
- **Two/three bedrooms**
- **Two reception rooms**
- **Conservatory, DG, GCH**

**Auction Guide Price:
£85,000**

EPC Rating 'TBC'





Property Description

Two/three bedroom semi detached house situated in a convenient location close to local shops, schools and bus routes. The accommodation briefly comprising entrance hall, lounge, dining room, conservatory, kitchen, two double bedrooms and bathroom to the first floor, fixed staircase leading to the loft room/bedroom three. The property is in need of some cosmetic updating and offers gas central heating, double glazing and no onward chain

ENTRANCE HALL

Double glazed entrance door. Stairs leading to the first floor. Double glazed window. Central heating radiator.

LOUNGE

15' 2" x 15' (4.62m x 4.57m) (into bay) Double glazed bay window. Central heating radiator. Gas fire with feature surround.



DINING ROOM

13' 3" x 11' 4" (4.04m x 3.45m) Internal window. Feature fire surround. Understairs storage cupboard. Double glazed window. Sliding patio doors into conservatory.



CONSERVATORY

8' 9" x 7' 9" (2.67m x 2.36m) Central heating cupboard. Double glazed door leading out to the rear garden.

KITCHEN

9' 1" x 6' 4" (2.77m x 1.93m) Fitted wall and base units. Double glazed window and door. Sink unit. Plumbed for an automatic washing machine. Central heating radiator.

STAIRS AND LANDING

Fixed staircase leading to loft room. Central heating radiator.

BEDROOM ONE

12' 8" x 12' 4" (3.86m x 3.76m) (into bay) Double glazed bay window. Central heating radiator. Built-in robes.



BEDROOM TWO

11' 1" x 8' 5" (3.38m x 2.57m) Double glazed window to rear. Large built-in understairs storage cupboard. Central heating radiator.

BATHROOM

Three piece suite comprising panelled bath with electric shower over, low flush wc and vanity wash hand basin. Double glazed window. Central heating radiator. Built-in storage cupboard housing central heating boiler.

EXTERNAL

Enclosed gardens to the front and rear with planted trees and shrubs.

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21 Caunce Street
Blackpool
Lancashire
FY1 3LA

www.moveholmes.co.uk
01253 928200
enquiries@moveholmes.co.uk

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