



## 15 Boardman Avenue

Blackpool, FY1 6QD

- **4 BEDROOM MID TERRACED PROPERTY**
- **RECENTLY REFURBISHED**
- **MOVE IN COSTS £1884.00**
- **DOUBLE GLAZED**

**£875 pcm**

EPC Rating '72'





## Property Description

**\*\*NEW TO MARKET \*\*** Spacious four bedroom mid terraced home which has been refurbished throughout. The accommodation briefly comprises entrance hallway, lounge, open plan dining kitchen, three bedrooms and bathroom to the first floor and fourth bedroom/loft room to the second floor. The property is located in a convenient location close to local shops, schools and bus routes.

### ATTIC

16' 27" x 10' 67" (5.56m x 4.75m) ATTIC ROOM WITH SLOPING ROOF SPACE, RADIATOR, VELUX WINDOW

### BEDROOM

6' 03" x 761' (1.91m x 231.95m) BEDROOM WITH UPVC WINDOW, RADIATOR

### BEDROOM

11' 19" x 12' 85" (3.84m x 5.82m) BEDROOM WITH UPVC WINDOW, RADIATOR



#### BEDROOM

12' 33" x 11' 32" (4.5m x 4.17m) BEDROOM WITH UPVC WINDOW, RADIATOR, FITTED ROBES AND DRAWERS

#### BATHROOM

7' 71" x 5' 39" (3.94m x 2.51m) BATHROOM WITH BATH, ELECTRIC SHOWER OVER, WC AND WASH HAND BASIN

#### LOUNGE

11' 89" x 12' 92" (5.61m x 5.99m) LOUNGE WITH FEATURE BAY WINDOW



#### KITCHEN

10' 28" x 5' 62" (3.76m x 3.1m) KITCHEN WITH NEWLY FITTED WALL AND BASE UNITS, PLUMBED FOR WASHING MACHINE, ELECTRIC HOB AND ELECTRIC OVEN, EXTRACTOR HOOD.

#### DINING ROOM

11' 68" x 12' 31" (5.08m x 4.44m) DINING ROOM WITH UPVC WINDOW, RADIATOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	72	
(55-68) D		
(39-54) E		

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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