



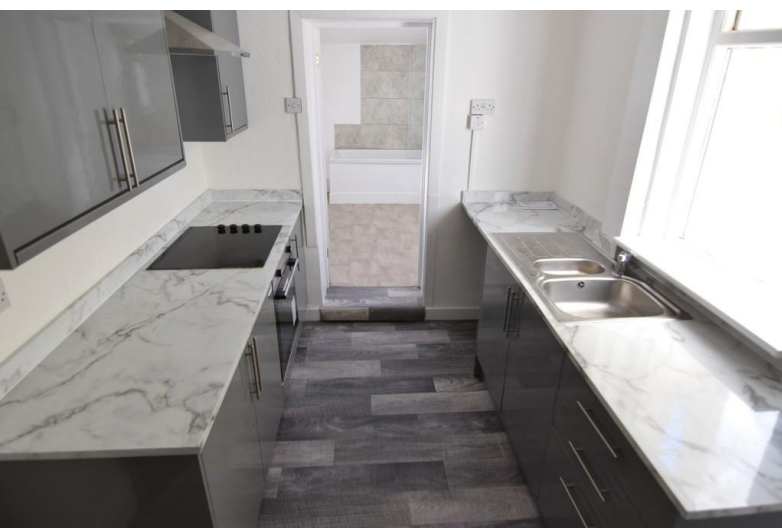
27 Rydal Avenue, Blackpool

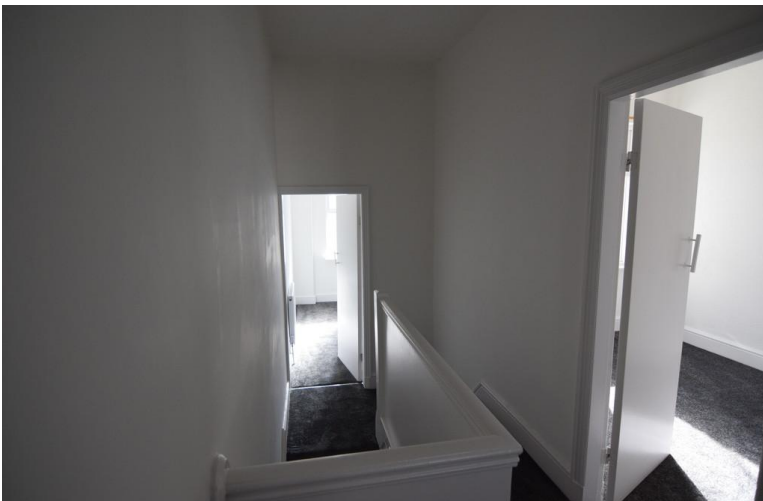
Blackpool, FY1 4AR

- **NEW TO MARKET 3 BEDROOM PROPERTY**
- **2 GROUND FLOOR RECEPTION ROOMS**
- **MOVE IN COSTS £1658.00**
- **RECENTLY REFURBISHED**

£770 pcm

EPC Rating '72'





Property Description

NEW TO MARKET 3 BEDROOM MID TERRACED PROPERTY CLOSE TO LOCAL AMENITIES AND SCHOOLS.

PROPERTY COMPRISES: 3 BEDROOMS, LOUNGE, DINING ROOM, MODERN KITCHEN WITH FITTED WALL AND BASE UNITS PLUMBED FOR WASHING MACHINE. DOWNSTAIRS BATHROOM COMPRISING, BATH WITH SHOWER OVER, WC AND WASH HAND BASIN.

PERMIT PARKING, GAS CENTRAL HEATING

LOUNGE

10' 05" x 15' 74" (3.18m x 6.45m) LOUNGE WITH BAY WINDOW, RADIATOR

DINING ROOM

10' 43" x 14' 38" (4.14m x 5.23m) DINING ROOM LEADING INTO KITCHEN, UNDERSTAIRS STORAGE, RADIATOR



KITCHEN
11' 37" x 7' 61" (4.29m x 3.68m) MODERN KITCHEN WITH RANGE OF WALL AND BASE UNITS, PLUMBED FOR WASHING MACHINE



BATHROOM
187' 0" x 7' 7" (57m x 2.31m) BATHROOM SITUATED ON GROUND FLOOR WITH BATH, SHOWER OVER, WC AND WASH HAND BASIN, VELUX WINDOW, RADIATOR



BEDROOM
13' 57" x 13' 22" (5.41m x 4.52m) BEDROOM, WINDOW AND RADIATOR



BEDROOM
8 ' 07" x 14' 40" (2.62m x 5.28m) BEDROOM WITH WINDOW, RADIATOR

BEDROOM
7' 58" x 11' 86" (3.61m x 5.54m) BEDROOM WITH 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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive	



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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