



24 Belmont Avenue

Blackpool, FY1 4BG

- **3 BED EXTENDED MID TERRACED HOUSE**
- **FULLY REFURBISHED THROUGHOUT**
- **MOVE IN COSTS £1830.00**
- **GAS CENTRAL HEATING / DOUBLE GLAZED**

£850 pcm

EPC Rating '74'





Property Description

NEW TO MARKET A SUBSTANTIALLY FULLY REFURBISHED 3 BEDROOM MID TERRACED PROPERTY WHICH HAS BEEN FULLY EXTENDED THROUGHOUT.

COMPRISING LOUNGE, DINING ROOM LEADING INTO NEWLY INSTALLED FULLY FITTED MODERN KITCHEN, UTILITY ROOM WHICH HAS BEEN FULLY PLUMBED FOR A WASHING MACHINE AND DISHWASHER.

3 LARGE BEDROOMS, LARGE FAMILY BATHROOM WITH DOUBLE SHOWER CUBICLE, WC, WASH HAND BASIN, BATH.

WITH GAS CENTRAL HEATING, DOUBLE GLAZED, PERMIT PARKING, REAR YARD AREA

LOUNGE

10' 61" x 13' 44" (4.6m x 5.08m) LOUNGE WITH BAY WINDOW, FIREPLACE, RADIATOR

DINING ROOM

14' 21" x 13' 60" (4.8m x 5.49m) DINING ROOM



WITH UNDERSTAIRS STORAGE, FIREPLACE, RADIATOR

KITCHEN

18' 26" x 8' 98" (5.76m x 4.93m) ALL NEWLY FITTED MODERN WALL AND BASE UNITS, WITH SPLIT ELECTRIC OVEN AND HOB - LEADING TO FITTED UTILITY ROOM / DINING AREA, PLUMBED FOR WASHING MACHINE AND DISHWASHER. UPVC DOOR LEADING TO REAR YARD



BEDROOM

14' 25" x 11' 45" (4.9m x 4.5m) LARGE BEDROOM WITH UPVC WINDOW

BEDROOM

10' 10" x 10' 57" (3.3m x 4.5m) LARGE BEDROOM WITH UPVC WINDOW AND RADIATOR

FAMILY BATHROOM

10' 38" x 8' 72" (4.01m x 4.27m) NEWLY INSTALLED FAMILY BATHROOM SUITE, WITH DOUBLE SHOWER UNIT, BATH, WC AND WASH HAND BASIN



ATTIC BEDROOM

14' 31" x 17' 5" (5.05m x 5.31m) CONVERTED ATTIC, MADE INTO 3RD BEDROOM, COMPLETE STAIRCASE ACCESS. VELUX WINDOW, AND RADIATOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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