



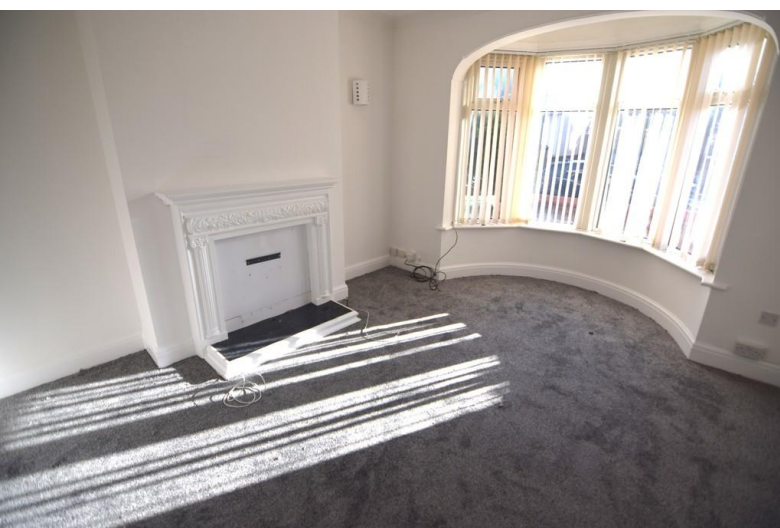
11 Arlington Avenue, South Shore

Blackpool, FY4 1EL

- **SPACIOUS 3 BEDROOM SEMI DETACHED HOUSE**
- **TWO RECEPTION ROOMS**
- **GROUND FLOOR WC, UTILITY ROOM**
- **MOVE IN COSTS £2046.00**

£950 pcm

EPC Rating '64'



11 Arlington Avenue, Blackpool, FY4 1EL



Property Description

Spacious three bedroom semi detached house, situated in a popular cul de sac location close to schools, shops, transport links and other local amenities.

Accommodation comprising vestibule, entrance hallway, ground floor WC, lounge, dining room open to kitchen, utility, three first floor bedrooms and four piece bathroom. Externally with gardens to the front & rear, shared driveway to the side leading to garage. The property has been freshly decorated throughout and had new carpets fitted.

1 months rent in advance and 5 weeks rent as deposit.



- EPC - D
- PETS - CONSIDERED
- RISK OF FLOODING - NO
- PARKING AVAILABLE - PERMIT, SHARED DRIVEWAY, GARAGE
- ACCESS OR MOBILITY LIMITATIONS - NO
- BROADBAND AVAILABLE - NO
- MONTHLY RENT [HOW OFTEN ITS PAID] - £950.00 MONTHLY
- TENANCY LENGTH - 6 MONTHS INITIALLY
- COUNCIL TAX BAND - BAND C
- DEPOSIT AMOUNT - £1096.00
- HOLDING DEPOSIT AMOUNT - £219.20
- UTILITIES INCLUDED - NO
- WHO IS RESPONSIBLE FOR PAYING BILLS - TENANT

LOUNGE

15' 3" x 12' 1" (4.65m x 3.68m)

DINING ROOM

15' 3" x 11' 8" (4.65m x 3.56m)

KITCHEN

7' 5" x 7' 3" (2.26m x 2.21m)

UTILITY

8' 2" x 3' 4" (2.49m x 1.02m)

BEDROOM 1

15' 7" x 11' 7" (4.75m x 3.53m)

BEDROOM 2

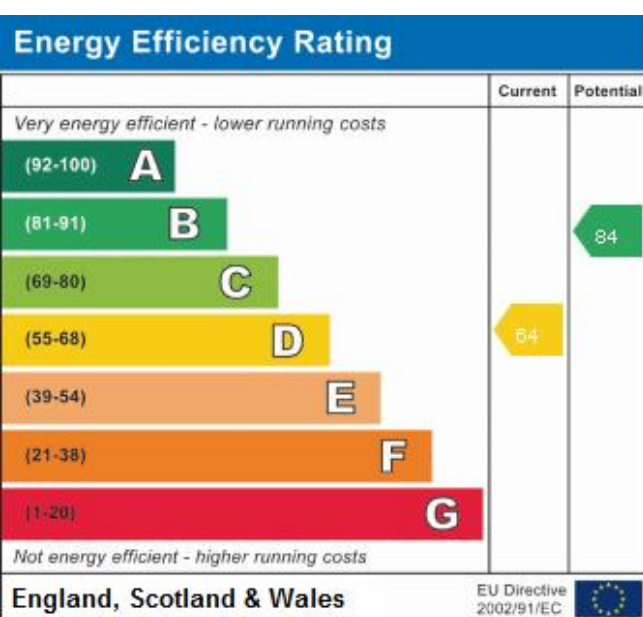
13' 0" x 11' 7" (3.96m x 3.53m)

BEDROOM 3

9' 1" x 7' 0" (2.77m x 2.13m)

BATHROOM

9' 5" x 6' 8" (2.87m x 2.03m)



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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