



7 Caledonian Avenue, Layton

Blackpool, FY3 8RB

- **IMMACULATE 2 BEDROOM BUNGALOW**
- **BEAUTIFUL REAR GARDEN**
- **CONSERVATORY/UTILITY ROOM**
- **MOVE IN COSTS £1712**

£795 pcm

EPC Rating '62'



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Property Description

Immaculate two bedroom semi detached true bungalow, situated in a convenient location close to shops, transport links and other local amenities.

Accommodation comprising entrance hallway, lounge, dining room, two double bedrooms, modern shower room, kitchen and conservatory/utility room. Externally with beautifully presented front & rear gardens. The property also benefits from gas central heating and double glazing.

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



- EPC - D
- RISK OF FLOODING - NO
- PARKING AVAILABLE – ON STREET PARKING, NO PERMIT REQUIRED
- ACCESS OR MOBILITY LIMITATIONS - NO
- BROADBAND AVAILABLE - NO
- MONTHLY RENT [HOW OFTEN ITS PAID] - £795.00 MONTHLY
- TENANCY LENGTH - 6 MONTHS INITIALLY
- COUNCIL TAX BAND - BAND A
- DEPOSIT AMOUNT - £917.00
- HOLDING DEPOSIT AMOUNT - £183.46
- UTILITIES INCLUDED - NO
- WHO IS RESPONSIBLE FOR PAYING BILLS - TENANT

LOUNGE

14' 1" x 12' 0" (4.29m x 3.66m)

DINING ROOM

10' 6" x 9' 2" (3.2m x 2.79m)

BEDROOM 1

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

BEDROOM 2

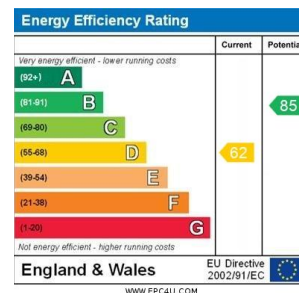
11' 9" x 8' 0" (3.58m x 2.44m)

KITCHEN

10' 2" x 6' 0" (3.1m x 1.83m)

CONSERVATORY/ UTILITY ROOM

10' 1" x 5' 8" (3.07m x 1.73m)





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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