



- A Three Bedroom Semi Detached House
- Lounge, Open Plan Dining Kitchen
- Three Good Sized Bedrooms, Three Piece Bathroom
- Double Glazing and Central Heating

Granby Avenue, Blackpool, FY3

£124,950

A DELIGHTFUL THREE BEDROOM SEMI DETACHED HOME IDEAL FOR A BUY TO LET - SOLD WITH TENANTS IN SITU PAYING £595PCM - THEY HAVE RESIDED AT THE PROPERTY FOR OVER 6 YEARS AND ARE HAPPY TO STAY FOR AS LONG AS POSSIBLE - LOUNGE - OPEN PLAN KITCHEN DINER - THREE BEDROOMS - THREE PIECE BATHROOM - LARGE REAR GARDEN - OFF STREET PARKING



Property Description

HALL

Laminate flooring, radiator, window to front and under stairs storage.

LOUNGE

17' 1" x 12' 5" (5.21m x 3.80m) Double glazed bay window to front, fitted carpet, gas fire and radiator.

KITCHEN DINING ROOM

19' 2" x 9' 6" (5.86m x 2.90m) A range of wall and base units with complimentary work surfaces over, circular sink unit with mixer tap and drainer, plumbing for washing machine, integrated electric hob with extractor over and oven below and splash back tiling. Vinyl flooring and door to rear. The dining area has laminate flooring, radiator, under stairs storage and double glazed window to rear.

LANDING

14' 9" x 12' 5" (4.50m x 3.80m) Fitted carpet and double glazed window to side. Access to all rooms.

BEDROOM ONE

14' 9" x 12' 5" (4.50m x 3.80m) Double glazed window to front, fitted carpet and radiator.

BEDROOM TWO

9' 8" x 12' 7" (2.95m x 3.84m) Double glazed window to rear, fitted wardrobe, fitted carpet and radiator.

BEDROOM THREE

8' 5" x 6' 7" (2.59m x 2.03m) Double glazed window to front, fitted carpet and radiator.

BATHROOM

A three piece suite comprising of low flush WC, pedestal wash hand basin and panelled bath with mains fed shower over. Tiled walls and flooring, double glazed opaque window



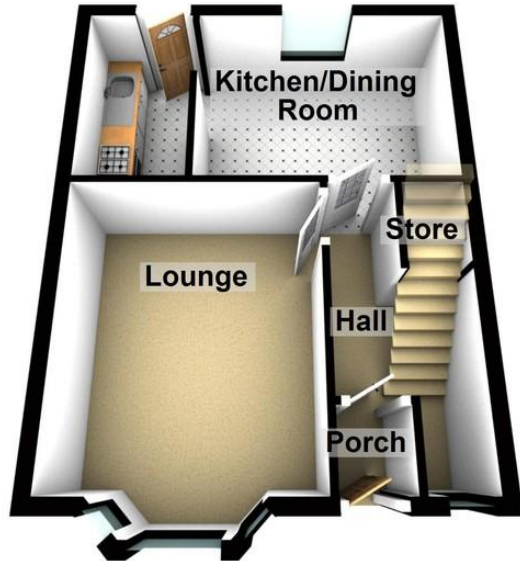


to rear.

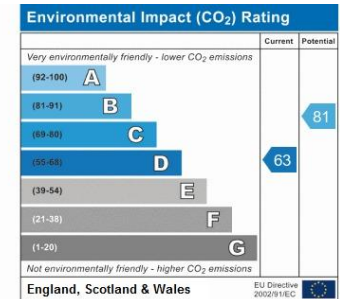
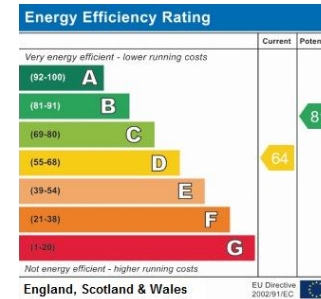
EXTERIOR

Ample off street parking is available to the front whilst a generous rear garden mainly comprising of a large lawned area with flower and shrub borders.

Ground Floor



First Floor



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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 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