



**Avenham Grove, Blackpool, FY1**

£625pcm



# Property Description

Very well presented 2 bedroom mid-terrace property situated in a convenient location on the out-skirts of Blackpool Town Centre. The property is within a short radius of a train station, transport links and many amenities. Benefitting from double glazing and gas central heating. The accommodation compromises of entrance hallway, lounge/dining area, fitted kitchen with space for fridge freezer and plumbing for dishwasher providing access to the rear yard. Upstairs there is a spacious 3 piece bathroom suite with overhead shower, 1 double bedroom to the front along with a second bedroom. Ideal first time buyer or investment opportunity.

EPC Rating: E



# Key Features

- ✓ Ideal First Time Buy
- ✓ 2 Bedrooms
- ✓ Close To Many Amenities
- ✓ Potential Investment Opportunity
- ✓ Modern Throughout
- ✓ Double Glazing



# Rooms

## Hallway

Entrance Hallway, radiator, leading to lounge.

## Lounge

Spacious Modern Lounge, Room for a dining table, two radiators, access to under stairs storage. Double glazed window to front and rear.

## Kitchen

Modern Fitted Kitchen, integrated oven and hob, overhead extractor, plumbing for washing machine. Room for fridge freezer . Modern units and laminate flooring. Double glazed window and door leading to outside yard.

## Landing

Landing leading to a 3 piece bathroom suite and 2 bedrooms. Carpeted. Large Double glazed window.

## Bedroom

Main bedroom to the front of the property, carpeted, storage, boiler cupboard containing a modern Worcester combi Boiler. Radiator.

## Bedroom 2

L-shaped Second bedroom to the front of the property, double glazed window, carpeted, radiator.

## Bathroom

3 piece tiled bathroom suite, overhead shower, storage cupboard, tiled flooring. Radiator.

# External Areas

## Yard

Rear yard with gate.

## On Road

### 1 Parking Space

On road parking









## **Stephen Tew Estate Agents**

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