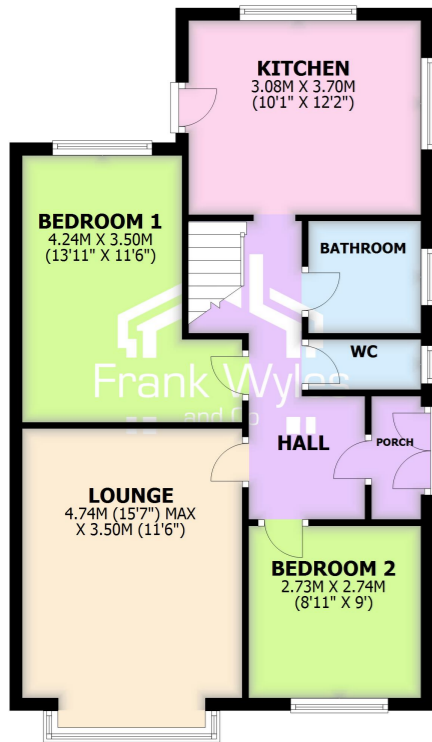
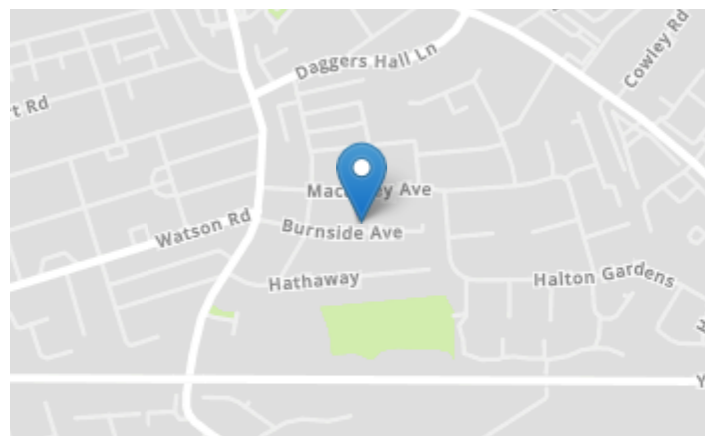
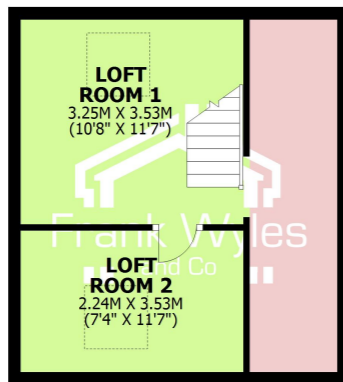


GROUND FLOOR
APPROX. 64.1 SQ. METRES (690.0 SQ. FEET)



FIRST FLOOR
APPROX. 28.1 SQ. METRES (302.2 SQ. FEET)



01253 713 695

21 Orchard Road, St. Annes FY8 1RY

01253 731 222

11 Park Street, Lytham FY8 5LU

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1c Burnside Avenue,
Blackpool, Lancashire, FY4 4AF

- Semi Detached Bungalow
- Currently Let For £595 pcm
- Reception
- 2 Bedrooms plus 2 loft Rooms
- Viewing Highly Recommended



£120,000

Freehold
Energy Efficiency Rating: E



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(2) Frank Wyles & Co. has any authority to make or give any representation or warranty whatever in relation to this property.



1c Burnside Avenue, Blackpool, Lancashire, FY4 4AF £120,000

This Semi Detached Bungalow is in a popular location, being just a short walk from shops and transport links. The property is currently let on a long term AST for £595pcm. The accommodation briefly comprises a large reception, fitted kitchen, 2 bedrooms and a bathroom to the ground floor. There are a further two loft rooms. There is a driveway and an enclosed garden to the rear. Early viewing is highly recommended!

Tenure: Freehold

Council Tax: Band B



Ground Floor

Entrance Porch

Secure double wooden doors, cupboard housing metres, glazed door to:

Hall

Cloaks cupboard, radiator, door to:

Lounge

4.74m (15'7") max x 3.50m (11'6")

Upvc Double glazed window overlooking the front garden, radiator, feature fire with tiled hearth and surround, electric fire point, TV point Telephone point

Kitchen

3.70m (12'2") x 3.08m (10'1")

Fitted with a matching range of base and eyelevel units with complimentary countertop over, stainless steel sink with taps, integrated electric oven, foreign gas hob with extractor hood over, plumbing for washing machine, integrated fridge and freezer, part tiled walls, UPVC double glaze window overlooking the rear garden, obscure UPVC double glaze window to the side, cupboard housing combination gas central heating boiler.

Bedroom 1

4.24m (13'11") x 3.50m (11'6")

UPVC double glazed window overlooking the rear garden, radiator.

Bedroom 2

2.74m (9') x 2.73m (8'11")

UPVC double glaze window overlooking the front garden, radiator.

Bathroom

Bathroom suite comprising panel bath with taps, sink with taps, electric shower over the bath with shower rail, tiled walls, radiator, obscure UPVC double glazed window to the side.

Separate WC

Low-level WC, tiled walls, obscure UPVC double glazed window to the side.

First Floor

Loft Room

3.53m (11'7") x 3.25m (10'8")

Open to the staircase, double glazed Vellex window, storage cupboards, access to further storage, door to:

2nd Loft Room

3.53m (11'7") x 2.24m (7'4")

Storage cupboards, Vellex window overlooking the front.

External

Front

Driveway with offstreet parking for one car, garden to the front with artificial grass to the side.

Rear Garden

Enclosed low maintenance rear garden with artificial grass, fenced borders, brick storage cupboard.