



BOARDMAN AVENUE, BLACKPOOL FY1

OFFERS IN THE REGION OF £112,500

A beautifully presented stone bayed mid garden terraced house situated in a popular and convenient residential location. Internal viewing is highly recommended to appreciate the accommodation on offer which briefly comprises, hallway, lounge, dining room open plan through to the modern fitted kitchen, three bedrooms, shower room, upvc double glazing, gas central heating, gardens. Excellent first time buy or buy to let.



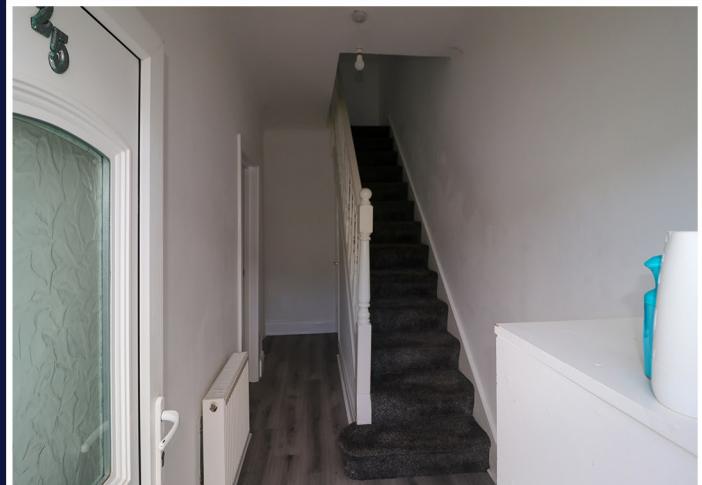
GROUND FLOOR

Hallway: Upvc double glazed window and main entrance door, under stairs storage.

Lounge: 14' 0" x 11' 6" (4.26m x 3.50m)
Upvc double glazed bay window, radiator.

Dining Room: 12' 7" x 11' 0" (3.83m x 3.35m)
Upvc double glazed doors through to the rear garden, radiator, open plan through to the kitchen.

Kitchen: 11' 0" x 6' 2" (3.35m x 1.88m)
A modern range of fitted wall and base units with complementary work surfaces, breakfast bar, built in electric oven with a gas hob and extractor hood, stainless steel sink unit, upvc double glazed window, alcove housing combi boiler.





FIRST FLOOR

Bedroom: 12' 8" x 11' 4" (3.86m x 3.45m)
Fitted wardrobes, radiator, upvc double glazed window.



Bedroom: 11' 0" x 10' 0" (3.35m x 3.05m)
Upvc double glazed window, radiator.



Bedroom: 7' 6" x 7' 0" (2.28m x 2.13m)
Upvc double glazed window, radiator.

Shower Room: 6' 3" x 5' 10" (1.90m x 1.78m)
Shower cubicle, pedestal wash hand basin, low flush WC. Upvc double glazed window, tiled walls.

OUTSIDE

Front Garden: With slate chippings and a planted border.



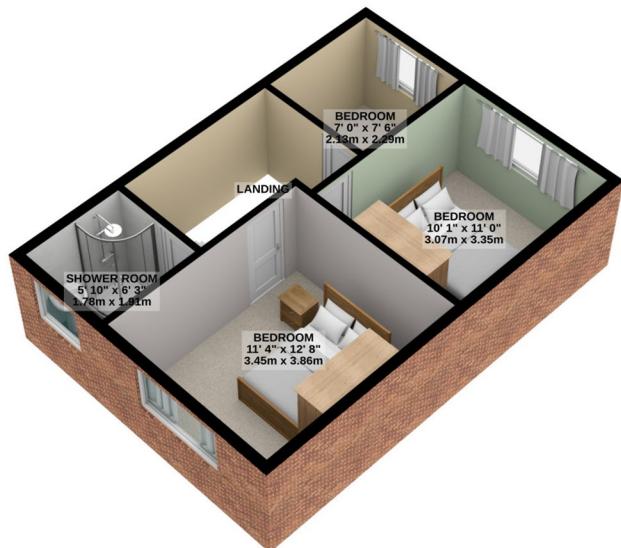
Rear Garden: Concreted rear yard with store shed.



GROUND FLOOR
447 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 850 sq.ft. (79.0 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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