DUNCAN Raistrick

Estate Agents and Valuers

The Property Ombudsman

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‘ OOZING POTENTIAL ‘








9 COURTFIELD AVENUE NORTH SHORE BLACKPOOL FY2 0UN
PRICE £110,000
NO CHAIN

. SEMI DETACHED HOUSE
. TWO (POSSIBLY THREE) BEDROOMS
. UPVC DOUBLE GLAZING & GAS CENTRAL HEATING
. GOOD GARDENS
. SHARED DRIVEWAY
. GARAGE

DESCRIPTION Situated on Courtfield Avenue, this semi detached house offers easy access to the amenities of Devonshire Road and would make an ideal first time buy. Requiring some superficial updating, the accommodation comprises an entrance hall, lounge, kitchen with grey units, ground floor bathroom, landing, two bedrooms and a separate W.C, formerly a third bedroom. Outside, there are good sized gardens to both the front and rear, while a shared driveway provides access to a detached garage.

LOCATION Proceeding out of Blackpool along Devonshire Road going straight ahead at the mini roundabout near Burtons Biscuits. Turn right into Warley Road and Courtfield Avenue is the next turning on the right.

9 COURTFIELD AVENUE NORTH SHORE

The accommodation comprises:-

ON THE GROUND FLOOR

ENTRANCE HALL UPVC double glazed door, radiator, stairs.

LOUNGE 11'8 X 10'8. UPVC double glazed window, radiator.

KITCHEN 10'5 X 9'0. Fitted with a range of grey base units and worktops with bevelled edges incorporating a single bowl single drainer stainless steel sink unit with mixer tap over, plumbing for washing machine, matching eye level cupboards, tiled walls, Vaillant combi boiler, UPVC double glazed window and door.

BATHROOOM & W.C Fitted with a white suite comprising panelled bath with Triton shower over, pedestal wash and basin, W.C – low suite, radiator, storage cupboard, UPVC double glazed window.

ON THE FIRST FLOOR

LANDING Loft access, radiator.

BEDROOM NO 1 14'0 X 12'1. UPVC double glazed windows, radiator.

BEDROOM NO 2 9'5 X 7'5. UPVC double glazed window.

W.C (POSSIBLE 3RD BEDROOM). Pedestal wash hand basin, W.C – low suite, UPVC double glazed window.

OUTSIDE

GARDENS TO FRONT & REAR

TENURE Freehold.

SERVICES All mains services – gas fired central heating.

VIEWINGS Only by prior appointment through Duncan Raistrick Estate Agents. Tel:- 01253 751791 – open 7 days a week.

COUNCIL TAX BAND:- B

EPC RATING:- D

These particulars do not form any part of a contract nor may they be regarded as representation. All interested parties must themselves verify their accuracy.