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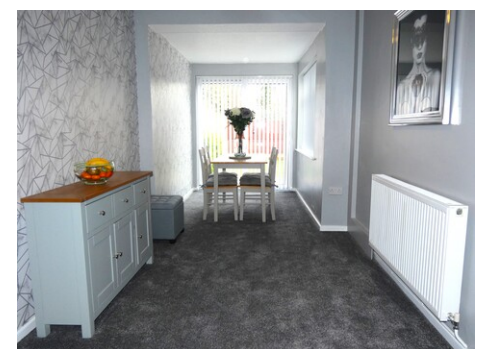
22 Milford Avenue, North Shore,
Blackpool, FY2 0TZ



£154,950

A lovely Fieldings style End Garden Terrace House, EXTENDED to the rear and now offering a second Reception room measuring over 17' in length. This home truly is IMMACULATELY presented throughout and would make an absolutely perfect first time buy, or a quality downsize.

- Two Reception rooms
- Modern Kitchen
- Three Bedrooms
- Modern Bathroom
- Gas central heating
- UPVC double glazing
- Gardens - around 45' to the rear
- Garage



Award winning property sales since 1948.



Porch: UPVC double glazed windows and door.

Hall: UPVC double glazed window.

Lounge: 12'6" x 10'6" (3.81 m x 3.20 m) Contemporary style wall mounted electric fire, TV point, UPVC double glazed bay window. Open to:-

Dining Room: 17'6" x 7'10" (5.33 m x 2.39 m) UPVC double glazed patio doors, UPVC double glazed window, Radiator.

Kitchen: 8'10" x 7'10" (2.69 m x 2.39 m) Attractive wall and base cupboard units with complementary roll edge worktops, Split level oven and hob with extractor over, Circular sink with mixer tap, Plumbed for washing machine and dishwasher, UPVC double glazed window, Radiator.

Rear Vestibule: 7'3" x 2'11" (2.21 m x 0.89 m) UPVC double glazed window and door.

First Floor:

Landing: Loft access - via fitted loft ladder, Built in cupboard, UPVC double glazed window.

Bedroom 1: 12'2" x 9'10" (3.71 m x 3.00 m) TV point, UPVC double glazed bay window, Radiator.

Bedroom 2: 9'10" x 9'2" (3.00 m x 2.79 m) UPVC double glazed window, Radiator.

Bedroom 3: 6'11" x 6'3" (2.11 m x 1.90 m) UPVC double glazed window, Radiator.

Bathroom: Superb modern style three piece suite comprising; Panelled bath with shower over, Pedestal wash basin, Low flush WC, UPVC double glazed window, Radiator.

Outside:

Front: Mainly paved.

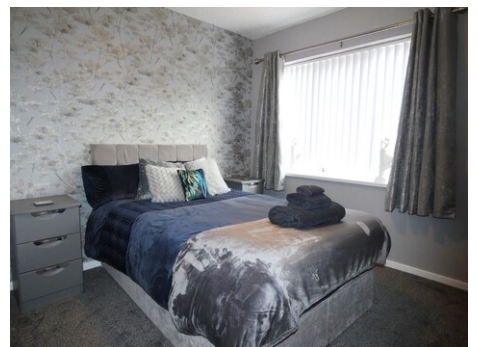
Rear: Approximately 45' in length, Laid to a combination of artificial lawn and paved patio.

Parking: Concrete sectional Garage.

Heating: Gas central heating (NOT TESTED).

Tenure: We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - B £1771.00 (2024/25)



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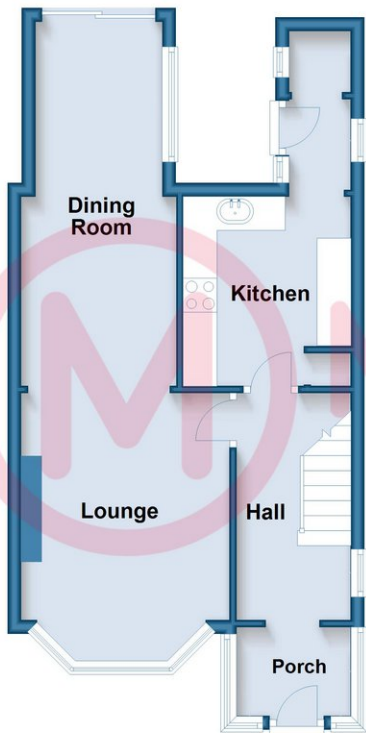
Directions: Travel inland along Red Bank Road, at the roundabout take the third exit into Devonshire Road, continue for some distance continuing over the roundabout and take the second left into Dudley Avenue, continue to the end and turn right into Milford Avenue.

General Disclaimer: Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

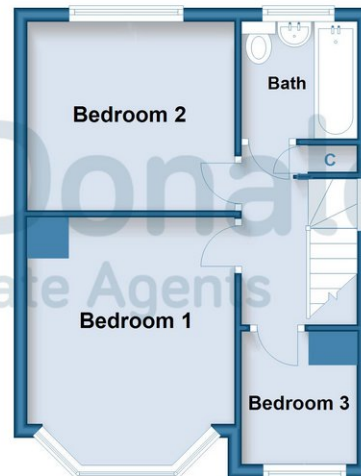
Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Ground Floor



First Floor



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Milford Avenue

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