



44 Thursfield Avenue, Blackpool,  
FY4 4AH

**£119,950**

**\*\*\* IMMACULATE HOME with THREE GENEROUS BEDROOMS \*\*\***

This mid garden terraced house is **IMMACULATLY** presented and in good decorative order throughout. There are **THREE DOUBLE** bedrooms where the smallest is **OVER 12ft x 6ft**, Two **SEPARATE** reception rooms, a **MODERN** fitted kitchen and **SPACIOUS** bathroom. The property is under 3/4 mile from at least **TWO** major supermarkets and numerous local shops.

- THREE double bedrooms
- Two reception rooms
- FITTED kitchen
- SPACIOUS bathroom
- UPVC double glazing
- Gas central heating
- Gardens front and rear
- Well presented and GOOD DECOR.

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## Ground Floor:

**Vestibule:** Double glazed composite door, Meter cupboard.

**Hallway:** Wood effect laminate flooring, Radiator, Staircase, Coved ceiling.

**Lounge:** 14'11" x 11'8" (4.55 m x 3.56 m) Beautiful period style decorative fire surround to open grate solid fuel fireplace and a tiled hearth, Coved ceiling, UPVC double glazed bay window, Radiator.

**Dining Room:** 15'0" x 9'9" (4.57 m x 2.97 m) Wood effect laminate flooring, Radiator, UPVC double glazed window and patio doors to rear garden.

**Kitchen:** 15'7" x 5'0" (4.75 m x 1.52 m) Modern range of fitted wall and base cupboard units, Complimentary roll edge work tops, Built in Oven, Hob & Extractor hood with Integrated washing machine, Wood effect laminate flooring, UPVC double glazed window, Radiator.



## First Floor:

**Landing:** Radiator.

**Bedroom 1:** 12'1" x 8'8" (3.68 m x 2.64 m) UPVC double glazed window, Radiator.

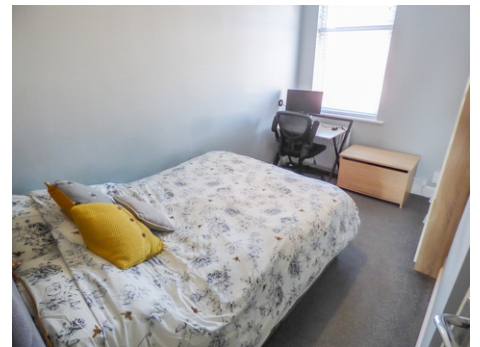
**Bedroom 2:** 11'10" x 8'11" (3.61 m x 2.72 m) Radiator, UPVC double glazed window.

**Bedroom 3:** 12'0" x 6'6" (3.66 m x 1.98 m) Radiator, UPVC double glazed window.

**Bathroom:** Spacious three piece bathroom in white comprising Panelled bath with overhead shower and screen, Pedestal wash hand basin and Low flush wc, Built in cupboard housing gas central heating boiler, UPVC double glazed window, Radiator, Part tiled walls.

**Front Garden:** Paved path and slate flowerbed area for ease of maintenance.

**Rear Garden:** Paved patio, Mainly artificial lawn, Brick outbuilding with light and power. Pedestrian access to rear.



**Council Tax:** Band B / £1771 per annum 2024/5

**Tenure:** We are informed the property is Freehold. Interested parties should seek clarification through their solicitor.

**Gas:** Gas tested 17th December 2024. (Gas safety Record available to view in the office).

**Electric:** Tested 11th December 2024. (Electrical Installation Condition Report available to view in the office).



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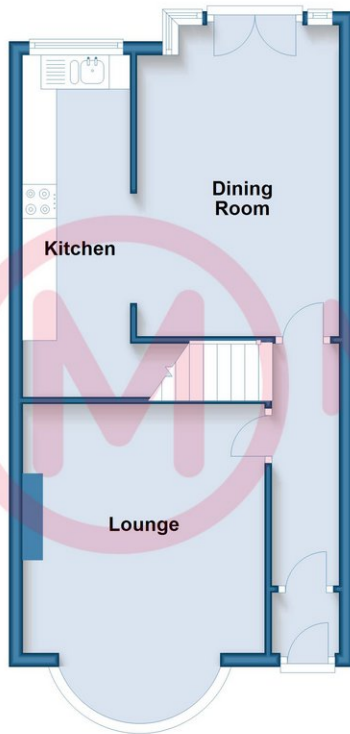
**Directions:** Heading into Blackpool at the end of the Dual carriageway, Preston New Road, Bear left at the lights into Waterloo Road. Left again into Vicarage Lane. Following the road around and left at the roundabout, still Vicarage Lane and turn right at the next roundabout into Dagers Hall Lane. Then left into Townley Avenue and finally left again into Thursfield 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.

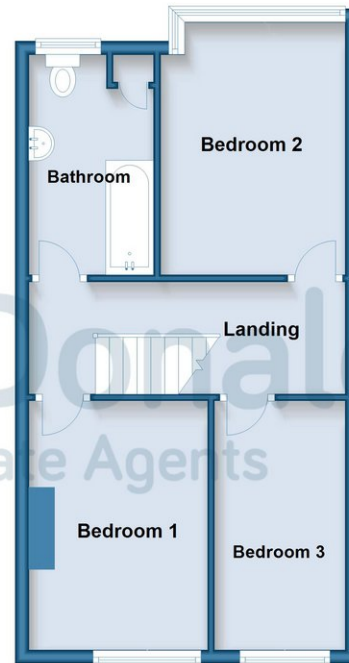
**Photography:** Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

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

**Ground Floor**



**First Floor**



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**Thursfield Avenue**

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