



63 Albany Avenue, Blackpool,
FY4 1QB

£159,950

***** STUNNING and very SPACIOUS 'NEW BUILD' STYLE Semi-Detached home*****

This beautiful home is **VERY SPACIOUS** for a 'New Build' style house and is immaculately presented throughout, being a credit to the present owners.

In brief: There is a **LARGE** through lounge and dining area, modern **FITTED** kitchen, **TWO DOUBLE** bedrooms and a **STYLISH** modern bathroom.

Externally is just as impressive with **SOUTH** facing rear gardens and **AMPLE** parking with **TWO** allocated spaces which have excellent access. Located with just 200 yards of Squires Gate train station for commuters and then just 0.5 miles to both the **PROMENADE** and all the **LOCAL SHOPS** of Highfield Road.

... a MUST SEE.. !

- TWO bedrooms
- Lounge
- Dining Area
- FITTED kitchen
- Modern bathroom
- UPVC double glazing

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- Gas central heating
- SOUTH rear
- TWO parking spaces.
- Close to STATION, Shops and PROMENADE



Lounge: 14'5" x 10'2" (4.39 m x 3.10 m) Beautiful fireplace with living flame coal effect gas fire, Understairs storage, Coved ceiling, UPVC double glazed patio doors to rear garden. Open to:-

Dining Area: 9'8" x 7'0" (2.95 m x 2.13 m) Coved ceiling, UPVC double glazed window, Radiator.

Kitchen: 9'8" x 7'0" (2.95 m x 2.13 m) Modern range of fitted wall and base cupboards, Complementary roll edge worktops, Built in oven and hob with extractor hood, Stainless steel sink, Plumbed for washing machine, Combi gas central heating boiler, UPVC double glazed window.



First Floor:

Landing:

Bedroom 1: 13'6" x 12'8" (4.11 m x 3.86 m) Three UPVC double glazed windows across two elevations for increased natural light, Radiator.

Bedroom 2: 11'5" x 6'8" (3.48 m x 2.03 m) UPVC double glazed window, Radiator.

Bathroom: Modern three piece bathroom comprising; Panelled bath with overhead shower and screen, Low flush WC, Vanity wash basin, Tiled walls, UPVC double glazed window, Radiator.



Outside:

Front and Side: Stone gravel and paved patio for ease of maintenance.

Rear: Sunnier south facing aspect, Mainly stone gravel for ease of maintenance, Timber deck, Shed.

Parking: Two allocated parking spaces.



Heating: Gas central heating (NOT TESTED).

Tenure: We have been informed the property is Leasehold 999 years from 1992. Ground rent £70 per annum. (less a £10 early payment discount). Interested parties should seek clarification through their solicitor.

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



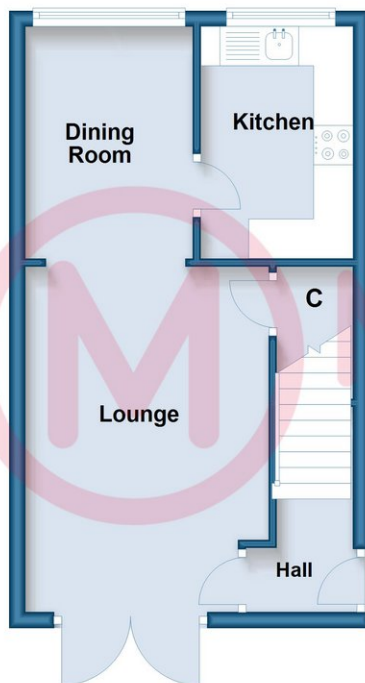
Directions: Take The Promenade heading south, after passing The Pleasure Beach take the fourth left onto Harrowside West, first right onto Clifton Drive, first left onto Harrowside, Second right onto Stoney Hill Avenue and finally second right onto Albany Avenue.

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.

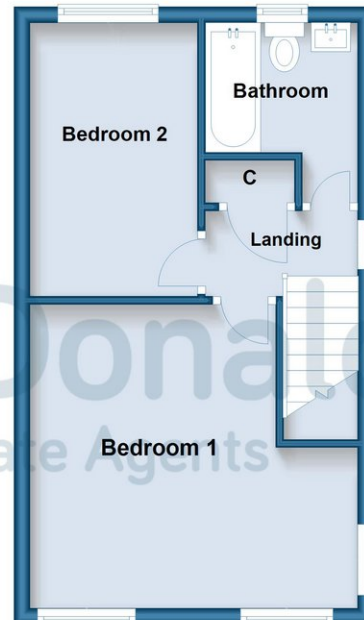
Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Ground Floor



First Floor



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Albany Avenue

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