



16 Kendal Avenue, Highfurlong,
Blackpool, FY3 7LG

£135,000

***** ATTENTION INVESTORS / DEVELOPERS - SEMI-
DETACHED HOME IN POPULAR RESIDENTIAL LOCATION

With a desirable 'Hall to Hall' design this semi-detached house, which requires further modernisation throughout, briefly comprises **TWO** reception rooms, a **FITTED** kitchen, **THREE** bedrooms, bathroom, gardens front and rear and invaluable **OFF-STREET** parking with possible garage space.

No onward chain.

- **THREE** bedrooms
- **Modern** bathroom
- **Two SEPARATE** reception rooms
- **FITTED** kitchen
- **UPVC** double glazing
- **Gas** central heating
- **Gardens**

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- **Off-street PARKING**

- **Garage space**

- **No chain.**

Open Porch:

Hall: Meter cupboard, Radiator, Staircase, Wooden effect laminate flooring, Picture rail, Understairs store.

Lounge: 13'0" x 11'0" (3.96 m x 3.35 m) UPVC double glazed bay window, Wooden effect laminate flooring, Radiator, Picture rail.

Dining Room: 13'4" x 10'11" (4.06 m x 3.33 m) UPVC double glazed bay window, Radiator, Picture rail, Tiled fireplace.

Kitchen: 8'3" x 5'5" (2.51 m x 1.65 m) Modern fitted wall and base cupboard units, Complimentary roll edge worktops, Built in Oven, Hob and Extractor hood, Stainless steel sink, UPVC double glazed window and rear door, Part tiled walls.

Landing: Radiator.

Bedroom 1: 13'3" x 10'3" (4.04 m x 3.12 m) UPVC double glazed bay window, Tiled fireplace, Picture rail.

Bedroom 2: 11'6" x 10'2" (3.51 m x 3.10 m) UPVC double glazed window, Built in wardrobes also housing gas central heating boiler.

Bedroom 3: 7'7" x 6'4" (2.31 m x 1.93 m) UPVC double glazed window, Radiator.

Bathroom: Comprising Panelled bath with overhead shower, Pedestal wash hand basin, Low flush wc, Wooden effect laminate flooring, Radiator, UPVC double glazed window, Tiled walls.

Front Garden: Concreted with flowered beds to border.

Rear Garden: Concreted. Brick store. Large metal shed.

Parking: Off street parking to private driveway and leading to possible garage space.

Heating: Gas central heating (There is a gas safety certificate dated Apr 2024 available for inspection)

Additional Information: Electrics - There is an electrical condition report dated June 2024 available for inspection

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

Council tax: Band C / £2024 per annum 2024/5



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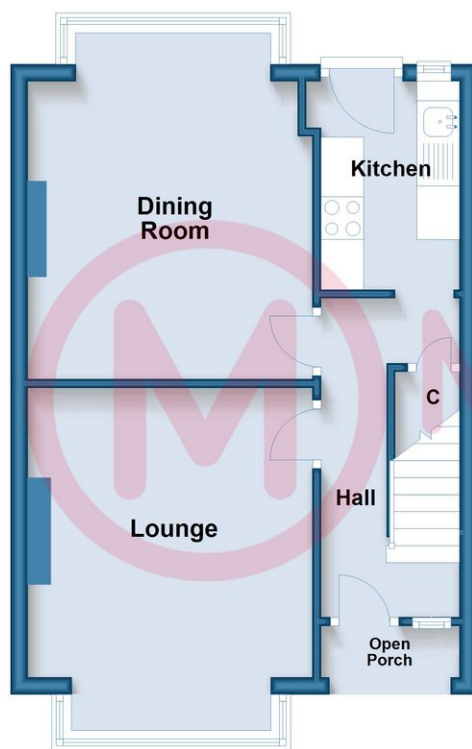


Directions: Head inland from central Blackpool and St.Walburga's roundabout along Poulton Road. Turn almost immediate left into Baines Avenue. Follow the road around taking the third left into Kendal Avenue.

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		86
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		



First Floor



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Plan produced using PlanUp.

Kendal Avenue

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