



33 England Avenue,
Blackpool, FY2 9JE

£197,500

Beautiful TRUE bungalow in stunning condition, with huge open plan living area, lovely modern kitchen, two DOUBLE bedrooms and stylish shower room. The property has lovely features, such as two floor to ceiling bay windows to the front, large SOUTHERLY facing rear garden and many more. Viewing is recommended to appreciate this wonderful home!

- TRUE bungalow
- Stunning condition
- Open plan living area
- Modern kitchen/dining room
- Two DOUBLE bedrooms
- SOUTHERLY facing rear garden

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1948.



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Vestibule: UPVC double glazed door.

Hall: Coved ceiling, Picture rail, Radiator.

Lounge: 26'2" x 12'6" (7.98 m x 3.81 m) Fireplace with recessed feature lighting, TV point, Coved ceiling, Picture rail, UPVC double glazed bay window, Radiator. UPVC double glazed doors to rear.

Breakfast Kitchen: 23'0" x 7'10" (7.01 m x 2.39 m) Superb modern fitted wall and base cupboard units with complementary roll edge worktops, One and a half bowl sink with mixer tap, Gas cooker point with extractor over, UPVC double glazed window and patio doors, Two Velux style windows, Radiator.

Bedroom 1: 13'9" x 11'2" (4.19 m x 3.40 m) Coved ceiling, UPVC double glazed patio doors to the rear garden, Radiator.

Bedroom 2: 14'1" x 12'2" (4.29 m x 3.71 m) Fireplace, Coved ceiling, Picture rail, UPVC double glazed bay window, Radiator.

Shower Room: Stunning modern three piece suite comprising; Walk in shower, Wash basin, High flush WC, Recessed low voltage lighting, UPVC double glazed window, Towel heater radiator.

Outside:

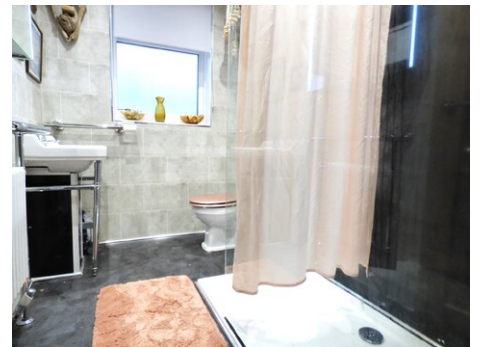
Front: Paved with flower borders.

Rear: A delightful SOUTHERLY facing rear garden, Mainly lawn with a paved patio area, borders, decorative plants and established trees.

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 - C £1929.73



Directions: From our office on Red Bank Road, continue up Red Bank Road towards the promenade, England Avenue is first on the right.

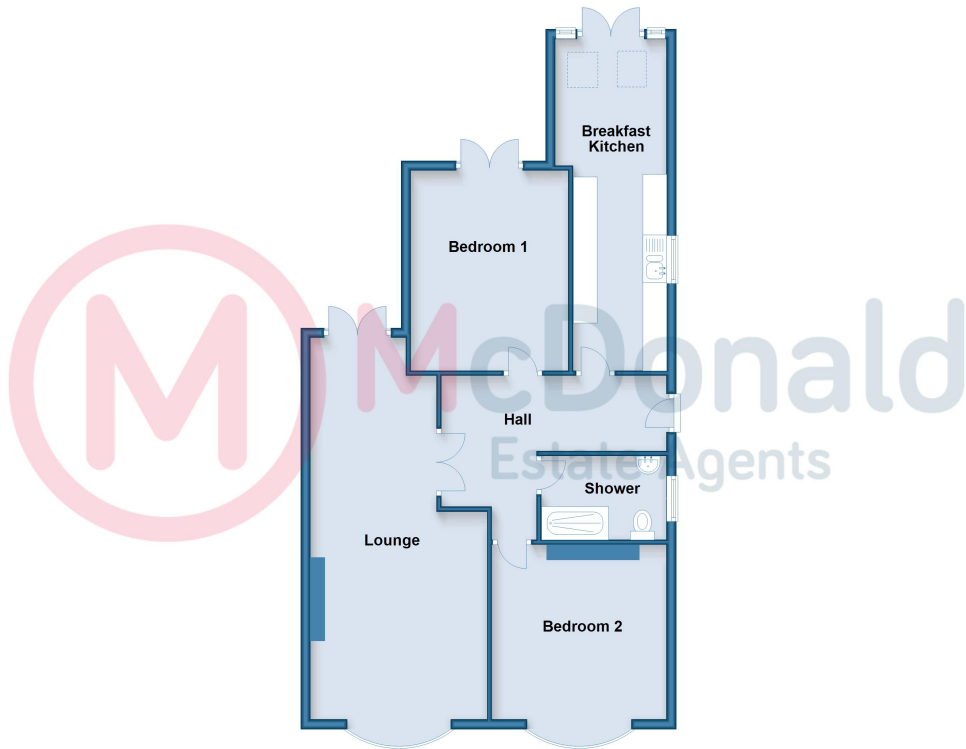
General Disclaimer: Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** 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) A		
(81-91) B		
(69-80) C		80
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

Ground Floor



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Plan produced using PlanUp.

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