

SITUATED IN A CONVENIENT RESIDENTIAL POSITION CLOSE TO LAYTON CENTRE, THIS GARDEN FRONTED END TERRACE PROPERTY BRIEFLY COMPRISES; TWO BEDROOMS (FORMERLY THREE BEDROOMS) LOUNGE, DINING ROOM, KITCHEN. GAS CENTRAL HEATING, UPVC DOUBLE GLAZING. FRONT & REAR GARDENS. VIEWING RECOMMENDED.

LOCATION: Convenient town centre position in Layton just off Bispham Road, Layton (SAT NAV FY3 7JU), within easy walking distance of all local amenities including shopping facilities, bars and restaurants. Transport service links/Layton Train station are on the door step.

STYLE: A two bedroom, garden fronted end terrace house.

ACCOMMODATION: Comprising, **Ground floor;** Hallway with stairs leading off, lounge with front bay window and fire place with gas fire. Good size dining room with under stairs cupboard and gas fire, door leading to the kitchen with a range of units, sink and drainer, freestanding gas oven and hob, plumbed for a washing machine, space for a fridge/freezer. Door leading off to the garden.

First floor; large landing with two doors leading to the large front bedroom, (formally two bedrooms) which could easily be changed back, built in cupboard, the second bedroom has a double glazed window to the rear, built in cupboard containing the boiler. 3-piece bathroom comprising, walk in shower, wc and wash basin.

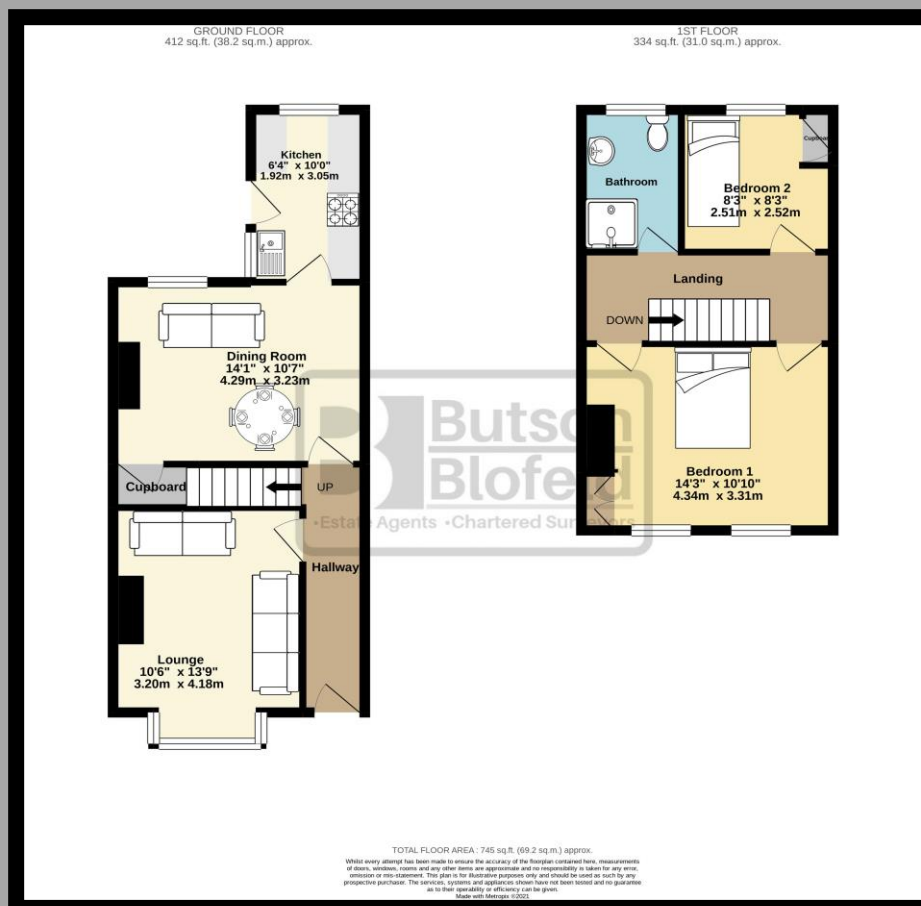
OUTSIDE: Well-maintained front garden set behind a brick wall with garden gate and side access. Good size rear garden with paved patio area and, planted borders and wooden garden shed.

SERVICES: All mains services are connected, UPVC double glazing and gas central heating.

TENURE: We are advised the tenure of this property is freehold.

COUNCIL TAX: The property is listed as Council tax band B (Blackpool Council)

VIEWINGS: By telephone appointment through the agents office.



1 Vicarage Road, Poulton le Fylde, FY6 7BE
Tel: 01253 894494 Fax: 01253 892916

www.butsonblofeld.co.uk
email butson.blofeld@btconnect.com
www.rightmove.co.uk

Butson  Blofeld
Estate Agents



**IDEAL FIRST TIME BUY.
GREAT LOCATION FOR LAYTON TRAIN STATION**

**9 Oregon Avenue, Layton, Blackpool, FY3 7JU
Offers Over £99,950**