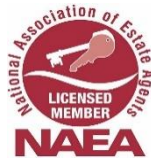


**3 Fordway Avenue,  
Blackpool,  
FY3 8HD**

**£145,000**



Whilst these particulars are believed to be factually correct, neither Butson Blofeld or their client can guarantee accuracy, nor are they intended to form a contract. Interested parties must satisfy themselves to their accuracy. Butson Blofeld has no authority to give any warranty or representation in respect of this property.



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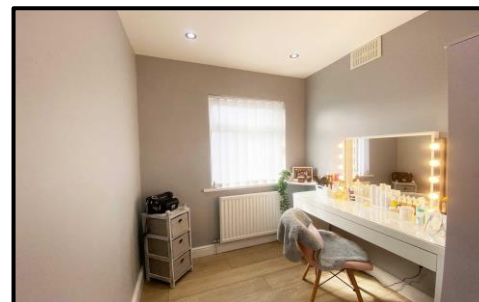
sales@butsonblofeld.co.uk

EXTREMELY WELL PRESENTED PROPERTY NEAR BLACKPOOL VICTORIA HOSPITAL AND STANLEY PARK

THIS FULLY MODERNISED HOME WOULD MAKE AN IDEAL OPPORTUNITY FOR A FIRST-TIME BUYER OR MAYBE AN INVESTOR.

SITUATED IN A POPULAR LOCATION IDEAL FOR BLACKPOOL VICTORIA HOSPITAL, STANLEY PARK AND LOCAL SCHOOLS.

THE PROPERTY HAS BEEN FINISHED TO A HIGH STANDARD. THE ACCOMMODATION BRIEFLY COMPRISES; HALLWAY, TWO RECEPTION ROOMS, CONSERVATORY, KITCHEN. THREE BEDROOMS AND BATHROOM. USEFUL BOARDED LOFT SPACE. FRONT AND REAR GARDENS, UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING.



**LOCATION:** The property is situated just off Newton Drive (Sat Nav Location FY3 8EY), a short journey to the Hospital, Stanley Park and an easy commute to Poulton and Blackpool centres.

**STYLE:** Extended, semi-detached house.

**CONDITION:** Extremely well-presented property finished to a high standard and ready to walk into.

**ACCOMMODATION:** Comprising, Ground floor; Entrance hallway, lounge, with feature fireplace, second reception room with double doors to a conservatory. Kitchen with white fitted units and appliances. First floor; two double bedrooms with fitted wardrobes and a third single bedroom. Modern bathroom W.C. The loft area could be used as occasional space / study area which has been converted and roof velux added. Access is via a drop down ladder.

**OUTSIDE:** Well-presented gardens, the front set behind a low level brick wall with paved patio and stone chippings. The back garden is neat and tidy with a decked patio seating area. Large and very useful storage shed with electrics and plumbing.

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

**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 agent's office and early viewing is advised.

**EPC:** To follow