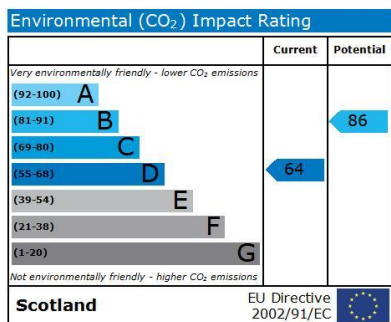
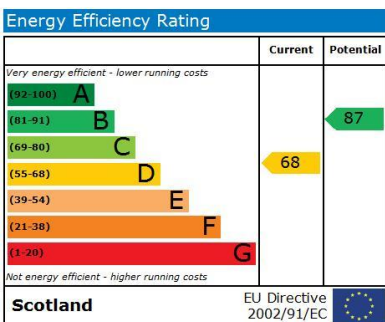




20 Belvere Avenue, South Shore, Blackpool, FY4 2LN

Price: £134,950



- Well Presented Semi Detached House
- Lounge, Dining Room
- Modern Fitted Kitchen
- 3 Bedrooms, Downstairs WC
- Stylish 3 Piece Bathroom
- Gas Central Heating, Upvc Double Glazing
- Off Road Parking
- No Onward Chain Involved

20 Belvere Avenue, South Shore, Blackpool

GROUND FLOOR

ENTRANCE HALL

PVCu double glazed entrance door, PVCu obscure double glazed window to side, radiator, wooden laminate flooring, stairs to first floor landing

LOUNGE

12' 6" x 15' 2" into bay (3.81m x 4.62m)

PVCu double glazed walk-in bay window to front, modern wall mounted electric fire with remote set on to the chimney breast, radiator

DINING ROOM

8' 9" x 11' 3" (2.67m x 3.43m)

PVCu double glazed window to rear, wall mounted electric fire set on to the chimney breast, radiator, wooden laminate flooring

KITCHEN

6' 11" x 11' 3" (2.11m x 3.43m)

Fitted with a matching range of base and eye level units with drawers and round edged worktops, 1½ bowl stainless steel sink with mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in electric oven, built-in four ring gas hob with extractor hood over, PVCu double glazed window to rear, radiator, laminate tiled flooring, under-stairs storage cupboard

REAR VESTIBULE

Laminate tiled flooring, PVCu double glazed door to garden

SEPARATE WC

PVCu obscure double glazed window to side, fitted with two piece suite comprising, wall mounted wash hand basin and low-level WC, laminate tiled flooring, wall mounted gas combination boiler serving heating system and domestic hot water

FIRST FLOOR LANDING

PVCu obscure double glazed window to side

BEDROOM 1

10' 9" x 12' 4" (3.28m x 3.76m)

PVCu double glazed window to front, chimney breast, radiator, built in wardrobe

BEDROOM 2

10' 9" x 11' 3" (3.28m x 3.43m)

PVCu double glazed window to rear, radiator

BEDROOM 3

8' 0" x 8' 7" (2.44m x 2.62m)

PVCu double glazed window to front, radiator

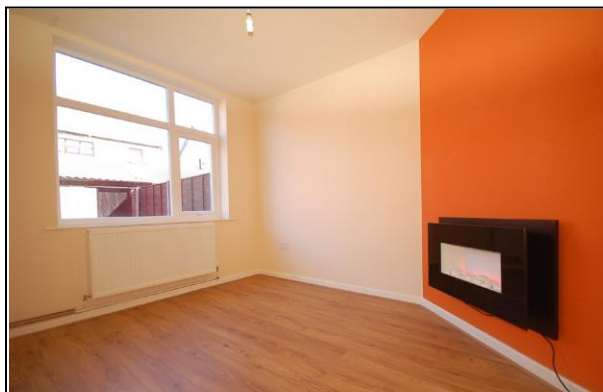
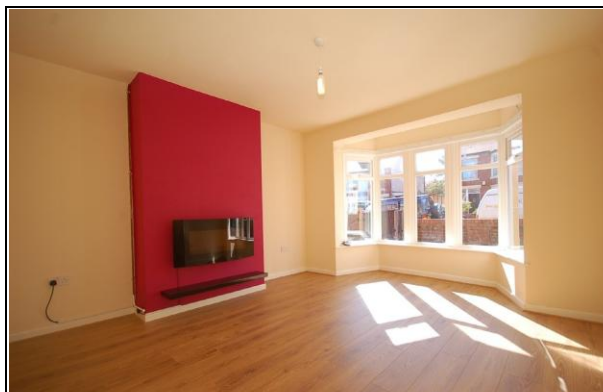
BATHROOM

7' 11" x 5' 7" (2.41m x 1.7m)

Fitted with three piece suite comprising panelled bath, pedestal wash hand basin and low-level WC, full height tiling to all walls, heated towel rail, PVCu obscure double glazed window to rear, access to insulated loft, airing cupboard with shelving

OUTSIDE

Off Road Parking to the front and side, low maintenance rear garden, two brick built outbuilding, one store room and one would make an excellent outside office or utility with recently replaced and tiled roof



20 Belvere Avenue, South Shore, Blackpool

GENERAL POINTS OF INTEREST AS PROVIDED BY VENDOR

The vendor informs us verbally of the following points

- Completely re-decorated throughout
- All gutters, downspouts, soil pipes and soffits have been replaced with UPVc
- Bay window roof has been replaced
- House has been re-wired, with certification
- New Combi Condensing boiler and central heating system
- New Modern Kitchens and Bathroom installed
- Re-fitted with New Modern internal doors
- The wall ties have been replaced on the gable end
- All new laminate downstairs & carpet upstairs

APPROXIMATE AGE OF THE PROPERTY

1950s

TENURE

The property is **Freehold**

COUNCIL TAX

Band "C"

The average council tax charges for April 2010 - March 2013 are listed below, based on a household of two adults. The tax bands are based on the value of your property in 1991.

Valuation Band	Council Tax 2012/13	Council Tax 2013/14	Council Tax 2014/15
A	£1013.11	£1015.05	£1017.07
B	£1181.97	£1184.22	£1186.59
C	£1350.82	£1353.40	£1356.10
D	£1519.67	£1522.57	£1525.61
E	£1857.37	£1860.92	£1864.63
F	£2195.08	£2199.27	£2203.66
G	£2532.78	£2537.62	£2542.68
H	£3039.34	£3045.14	£3051.22

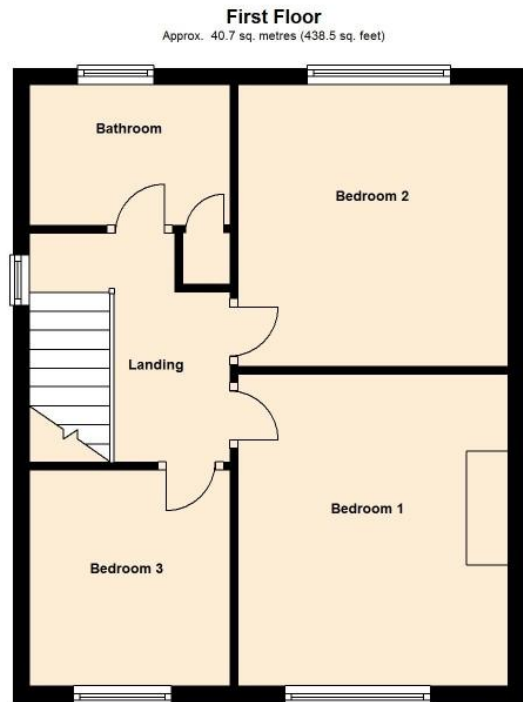
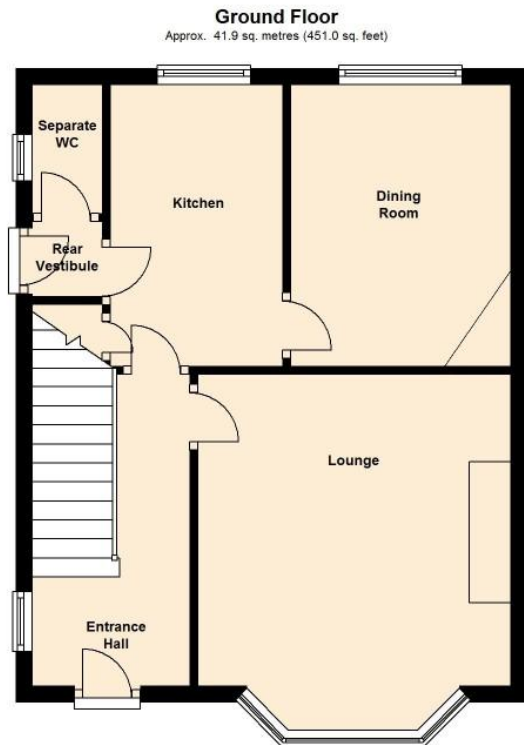
PLEASE NOTE

These particulars are believed to be correct but in no way is their accuracy guaranteed and they do not form part of any contract and neither do Tiger Troycountry or the vendors accept any responsibility in respect of these particulars and any prospective purchaser must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate and for illustrative purposes only. Floor Plans are included as a service to our customers and is intended as a GUIDE TO LAYOUT ONLY. Digital images are reproduced for general information only and must not be inferred that any item shown is included for sale with the property. We have been unable to confirm if services / items in the property are in full working order. The property is offered for sale on this basis. Prospective purchasers are advised to seek expert advice where appropriate. We are only verbally informed by the vendor of the stated tenure details, therefore we advise any prospective purchaser to confirm the tenure details with their solicitor / legal representative.

27/04/2015



20 Belvere Avenue, South Shore, Blackpool



Total area: approx. 82.6 sq. metres (889.4 sq. feet)