



Stephen Tew

ESTATE AGENTS



**27 Kimberley Avenue,
South Shore, Blackpool,
Lancashire, FY4 2LS**

Price £109,950

- Mid Terrace House
- Lounge, Dining Room
- Fitted Kitchen
- 3 Bedrooms, Modern Bathroom
- Gch, Double Glazing
- Popular Residential Location
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Property Description

Council Tax Band B

Council tax 2014 to 2015 - £1,186.59

Tenure (Freehold)

We are verbally informed by the vendors that the property is FREEHOLD.

Cavity Wall Insulation

We are verbally informed by the vendor that cavity wall insulation has been installed.

Mortgages

FOR A GREAT DEAL ON YOUR MORTGAGE OR RE-MORTGAGE CONTACT US... Mortgage Options are pleased to offer all TC Estates clients A FREE no obligation mortgage review to see if we can save you money on your mortgage.

Lettings & Management

TC Estates are able to offer a FULL LETTINGS & MANAGEMENT SERVICE. LANDLORDS URGENTLY REQUIRED Please contact 01253 40 11 11 for further details.

Disclaimer

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 TC Estates 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.





ENTRANCE HALL

UPVC Double Glazed Entrance Door, Staircase

LOUNGE

13' 7" x 11' 0" (4.14m x 3.35m) UPVC double glazed bay window to front, feature fitted fireplace with tiled surround, single radiator, coved ceiling.

DINING ROOM

11' 7" x 11' 0" (3.53m x 3.35m) UPVC double glazed window to rear, fireplace.

KITCHEN

8' 2" x 5' 6" (2.49m x 1.68m) Fitted with a matching range of base and eye level units with round edged worktops, 1+1/2 bowl stainless steel sink with mixer tap, window to rear, Plumbing for washing machine, space for fridge, built in over, four ring gas hob, with extractor hood over. double glazed door to garden.



BEDROOM 1

13' 7" x 11' 0" (4.14m x 3.35m) UPVC double glazed walk-in bay window to front, feature original fireplace with ornate surround, single radiator, cornice style ceiling

BEDROOM 2

11' 6" x 11' 0" (3.51m x 3.35m) UPVC double glazed window to rear, radiator, double door to Storage cupboard,



BATHROOM

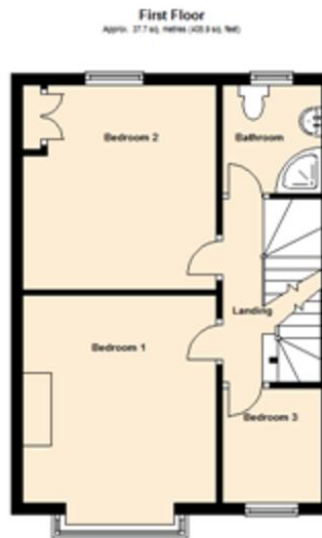
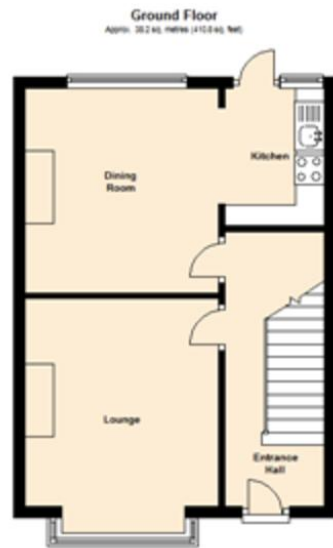
Fitted with three piece suite comprising wash hand basin with fitted shower and low-level WC, tiled surround, uPVC opaque double glazed window to rear

LANDING

Staircase, Door To;

BEDROOM 3

6' 5" x 5' 7" (1.96m x 1.7m) UPVC double glazed window to



Total area: approx. 91.2 sq. metres (981.3 sq. feet)

front,

LOFT ROOM

14' 3" x 8' 7" (4.34m x 2.62m) UPVC double glazed window to rear, Storage cupboard, single radiator,

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements