



**Westwood Avenue, Blackpool, FY3 9EB**

**£138,950**

**ATTENTION ALL FIRST TIME BUYERS & INVESTORS!!! We are delighted to be able to present to you this well presented and maintained 2 bedroom mid terraced house, situated in Blackpool!**



# 54 Westwood Avenue, Blackpool, FY3 9EB

## GROUND FLOOR

### Lounge 12'0" x 11'2" (3.66m x 3.42m)

Carpet flooring with bay fronted window, log burner, blind and open aspect through to the dining area

### Dining area 12'4" x 11'10" (3.78m x 3.62m)

Carpet flooring with open aspect through to the lounge area

### Kitchen 10'4" x 9'3" (3.15m x 2.82m)

High quality vinyl flooring with access through to the lean to and blind. A range of fitted kitchen units, worktops and integrated kitchen appliances, including oven, hob, hood and fridge-freezer

### Lean to 11'3" x 4'6" (3.43m x 1.39m)

High quality vinyl flooring with access to the rear garden



## FIRST FLOOR

### Bedroom 15'1" x 11'0" (4.60m x 3.37m)

Carpet flooring with window to the front elevation, curtains and blind

### Bedroom 12'4" x 9'8" (3.77m x 2.95m)

Carpet flooring with window to the rear elevation and blind



### Bathroom

High quality vinyl flooring with 3 piece bathroom suite in white, separate showering enclosure and spotlighting

## EXTERNAL

Block paved rear garden, enclosed by panel fencing with gated access to rear alley. Roadside parking to the front of the property.





