

Inique  
estate agency

## 3 bed semi-detached house to buy in FY2

Broderick Avenue, Blackpool, Lancashire, FY2 0QJ

**£150,000** Starting Bid

🏠 x3 🚗 x1 🚻 x2

Tenure

**Freehold**

Driveway parking

## Property features

- ✓ Being sold via Secure Sale online bidding. Terms & Conditions
- ✓ Modern Bathroom,
- ✓ THREE Bedroom, Spacious Family Home
- ✓ Open Plan Ground Floor Kitchen, Dining
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

Spacious & Versatile Three Bedroom, Semi Detached Family Home, Situated In A Most Sought After Location, Close To Amenities To Include Local Shops, Exceptional Transport Links With Choice Of Primary & Secondary Schools, Offering Open Plan Kitchen, Dining & Family Room, Three Bedrooms, Family Bathroom, Garden, Driveway & Converted Outbuilding. Internal Viewing Essential!

The entrance hallway is spacious, light, bright and welcoming with stairs to the first floor landing, discreetly hidden utility under stairs space with clothes rail and door through to the open plan living space.

The open plan kitchen, living and family dining room is an exceptional size with the lounge area to the front elevation, boasting feature cast iron log burner and large square bay window that allows for lots of natural light, space for family dining table that flows through to the modern fitted kitchen, offering a range of wall mounted and base units with generous natural wood work surface area. Integrated appliances include oven and hob with extractor over. Plumbed for dishwasher, there are additional wall and base units in the dining area and space for American style fridge freezer. French doors lead out to the rear garden.

There are three bedrooms and a modern family bathroom to the first floor landing. Two of the bedrooms are great size doubles, one benefits from fitted wardrobes and the third bedroom is larger than the average box/cot room. The modern family bathroom comprises, bath with shower over, wall mounted hand wash basin and low flush wc.

Externally this family home offers a spacious enclosed rear garden, with converted garage, this space boasts under floor heating and has been previously utilised as bar/entertaining space, gaming room and is currently used as an older teens room.

There is off road parking available for 1/2 vehicles depending on size.

This property has been mostly renovated and needs the finishing touches completing to make this property a modern, updated family home. INTERNAL VIEWING ESSENTIAL! NO CHAIN!

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £150,000

Property Type: Semi-detached house

Parking: Driveway

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Listed property: No

Conservation area: No

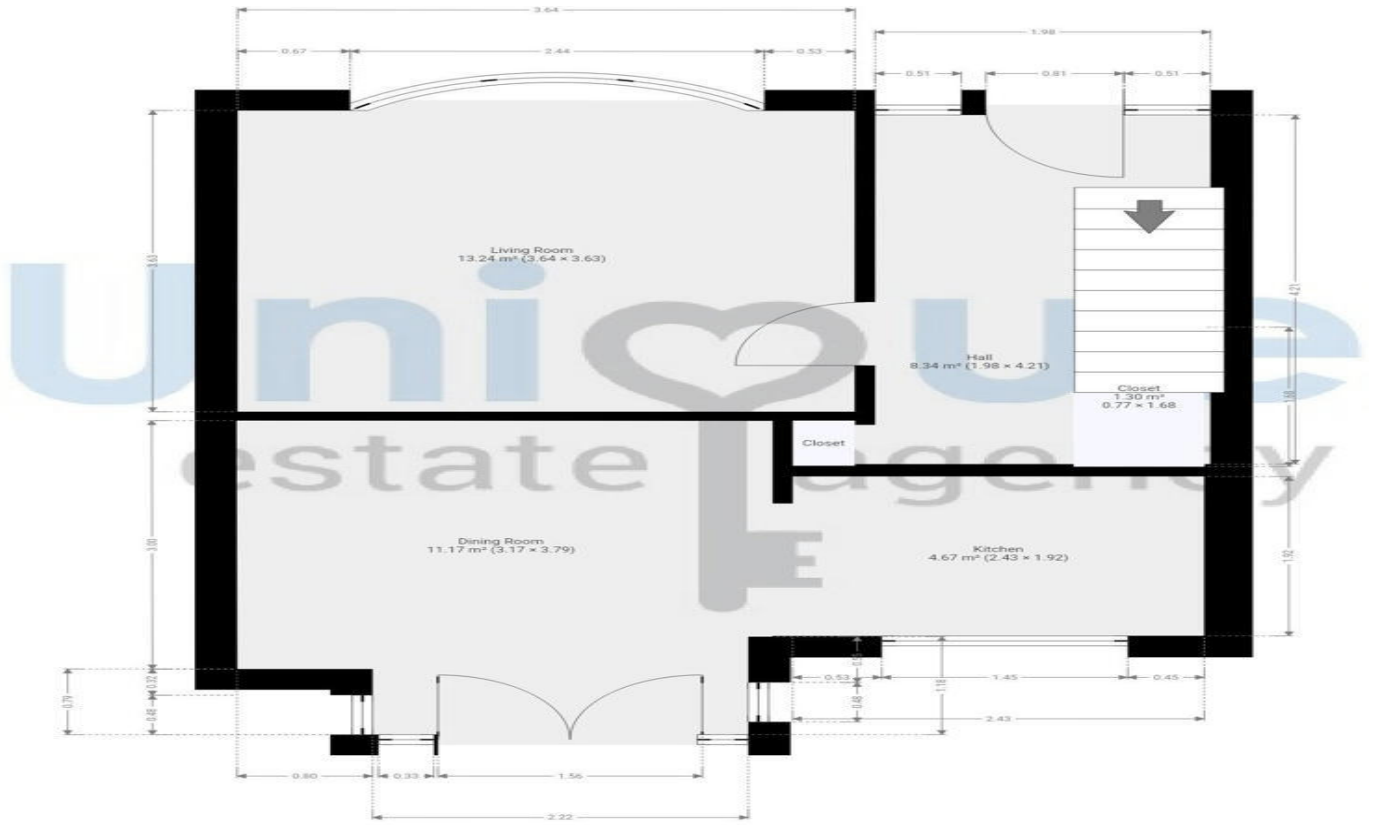
Heating: Gas

Electric: National Grid


Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Broderick Avenue, Blackpool, Lancashire, FY2 0QJ

Contact your local branch today for more information on this property:

**4 Middle Gate, Newark, Nottinghamshire, NG24 1AG, Tel: 01636 558 540, <https://oliver-reilly.co.uk/>**

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