



13 Carleton Avenue, Layton,
Blackpool, FY3 7JN

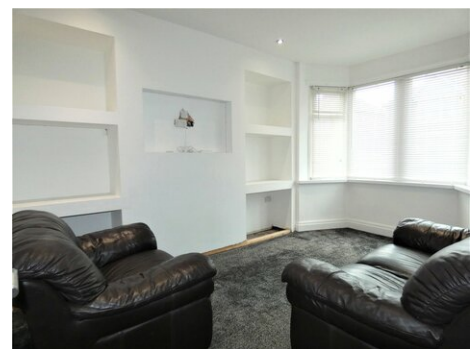
£134,950

TRANSFORMED and re-modelled in recent years, this Mid Terrace Home now offers a cosy main Lounge and a **FANTASTIC** modern open plan Kitchen/Dining/Socialising space to the ground floor, whilst to the first floor are the three Bedrooms and a stunning modern four piece Bathroom. Sold with **NO ONWARD CHAIN**, internal viewing is vital.

- Lounge
- Modern Dining Kitchen
- Modern **FOUR** piece Bathroom.
- Three Bedrooms
- Gas central heating; UPVC double glazing
- Gardens
- Off street parking to front - Garage to rear



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Hall: () Meter cupboard, Gloss tiled floor, UPVC double glazed door and window, Radiator.

Lounge: 14'1" x 10'6" (4.30 m x 3.20 m) TV point, Recessed low voltage lighting, UPVC double glazed bay window, Radiator.

Dining Kitchen: 16'5" x 11'6" (5.00 m x 3.50 m) Magnificent modern fitted kitchen with a range of wall and base cupboard units, Low profile work surfaces and matching Island, Integrated fridge, freezer and washing machine, Split level oven and hob with remote control extractor, UPVC double glazed window and patio doors to the rear.

First Floor: ()

Landing: () Loft access.

Bedroom 1: 14'5" x 10'6" (4.40 m x 3.20 m) TV point, Recessed low voltage lighting, UPVC double glazed window, Radiator.

Bedroom 2: 11'10" x 10'2" (3.60 m x 3.10 m) Built in cupboard, UPVC double glazed window, Radiator.

Bedroom 3: 7'3" x 5'11" (2.20 m x 1.80 m) UPVC double glazed window, Radiator.

Bathroom: () Stunning modern four piece Bathroom comprising; Panelled bath, Step in shower cubicle, Low flush WC, Pedestal wash basin, Tiled walls and floor, Recessed low voltage lighting, UPVC double glazed window, Towel heater radiator.

Outside: ()

Front: () Mainly gravelled.

Rear: () Enclosed rear garden, Pebbled area, Outhouse, Access to the rear.

Parking: () Off street parking to the front. Garage to the rear.

Heating: () Gas central heating (last tested 02/07/2023).

Tenure: () We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: () Band - B £1688.52 (2023/24)



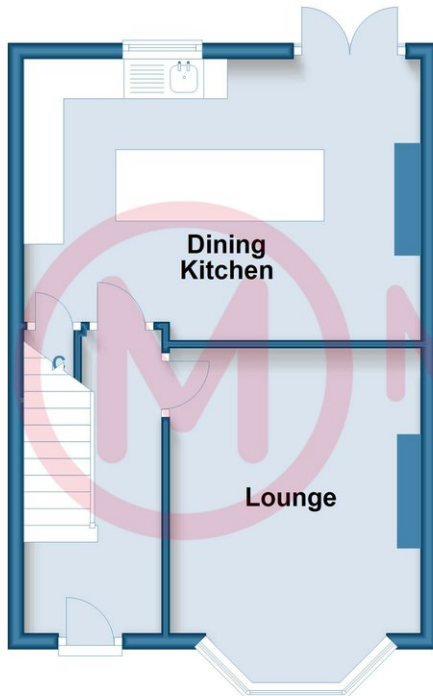
Directions: At Devonshire square turn into Newton Drive. Continue to the roundabout then turn left into St Walburgas Road. At the next major roundabout take the third exit into Carlton Avenue

General Disclaimer: Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

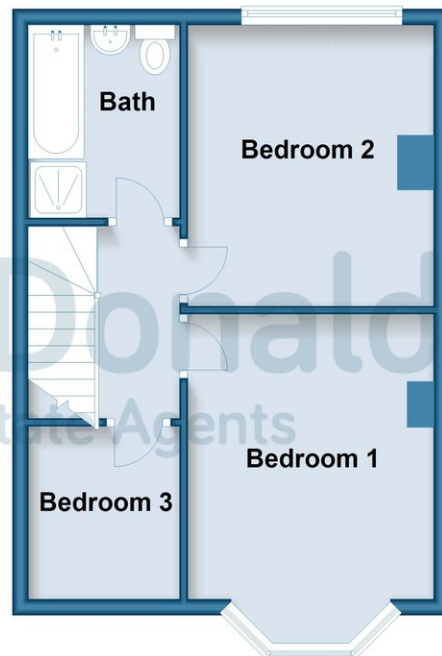
Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			86
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Ground Floor



First Floor



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Carleton Avenue

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