



60 Hodder Avenue, Blackpool,
FY1 6NS

£86,500

***** RECENTLY REFURBISHED WITH NEW STYLISH
BREAKFAST KITCHEN AND BATHROOM *****

This mid-terraced house benefits from a recent refurbishment and now affords a **STUNNING** and stylish fitted **BREAKFAST** kitchen and **MODERN** three piece bathroom.

There are **TWO** bedrooms, where the **MASTER** bedroom is very generous at **OVER 13ft** square. These are supplemented by a **LOFT ROOM** with a staircase from the landing area. Further, there are two **SEPARATE** reception rooms, **UPVC** double glazing and gas central heating. Would make a lovely family home or viable buy-to-let with an estimated annual rental income region of **£7800 to £8400**.

- TWO bedrooms PLUS loft room
- Two SEPARATE receptions
- STYLISH breakfast kitchen
- MODERN bathroom
- UPVC double glazed
- Gas central heating
- NO chain

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Vestibule: UPVC double glazed front door, Radiator.

Lounge: 13'7" x 13'4" (4.14 m x 4.06 m) Feature wall mounted 'warm air' fire, Meter cupboard, UPVC double glazed window with blinds, Double doors to:-

Dining Room: 13'4" x 10'0" (4.06 m x 3.05 m) Staircase to first floor, Wood effect laminate flooring, UPVC double glazed window, Radiator.

Kitchen: 16'8" x 5'3" (5.08 m x 1.60 m) Modern range of stylish and newly fitted wall and base cupboard units, Complementary roll edge worktops and breakfast bar, Integrated Oven and Hob, Extractor hood, Fridge and freezer. Concealed gas central heating boiler, UPVC double glazed window and rear door.

First Floor:

Landing: Staircase to second floor.

Bedroom 1: 13'4" x 13'2" (4.06 m x 4.01 m) UPVC double glazed window, Radiator.

Bedroom 2: 11'1" x 5'9" (3.38 m x 1.75 m) UPVC double glazed window, Radiator.

Bathroom: Newly fitted modern bathroom comprising; Panelled bath with shower attachment, Low flush WC, Vanity wash basin, Beautifully tiled walls, UPVC double glazed window, Heated towel rail/radiator.

Second Floor:

Loft Room: 13'5" x 13'5" (4.09 m x 4.09 m) Radiator.

Outside:

Rear Yard: Concrete for ease of maintenance, Feature 'cladding' walls.

Heating: Gas central heating (Gas safety certificate dated Feb 2024 available for review).

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

Council Tax: Band - A £1447.30 (2023/24)

Additional Information: Electrics: There is an electric condition report dated Jan 2022 available for review.

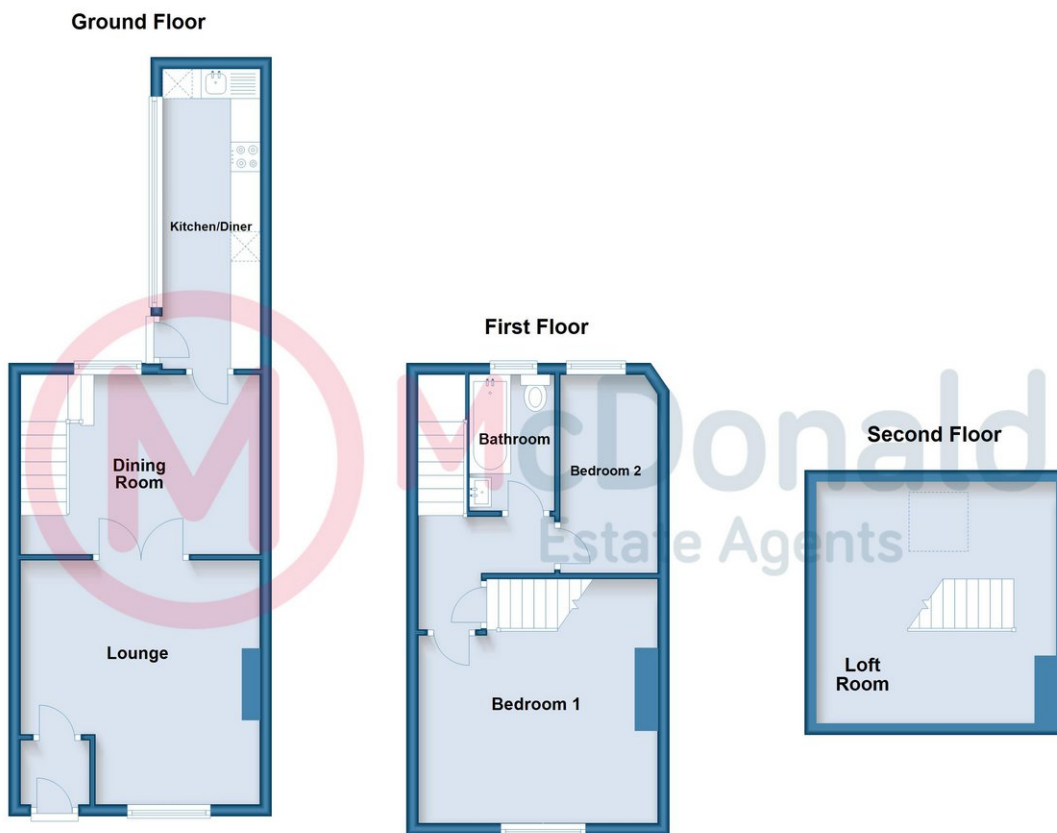


Directions: Travel south along Whitegate Drive. At Oxford Square proceed straight ahead, bearing right into Waterloo Road. At the next set of traffic lights bear right still in Waterloo road and then turn second right into Threlfall Road. Finally first right into Hodder Avenue.

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 plus)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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Hodder Avenue

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