



29 Scorton Avenue, Blackpool,  
Lancashire, FY3 7HD

**£107,500**

**\*\*\* ATTENTION INVESTORS \*\*\***

This **SEMI-DETACHED** house has currently been occupied for over **FOUR** years on a **STA** providing an annual income in region around **£6000 PA**, \*with the potential to increase.

With a modern fitted **DINING** kitchen and bathroom facilities, **UPVC** double glazing and gas central heating. Located within just **0.3 miles** of **LAYTON** shops and amenities and **0.6 miles** of the **HOSPITAL** and **STANLEY PARK**

- THREE bedrooms
- Lounge
- FITTED dining kitchen
- MODERN bathroom
- UPVC double glazing
- Gas central heating
- INVESTMENT OPPORTUNITY



**McDonald**  
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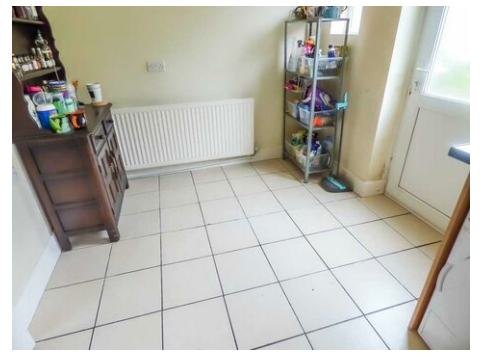


## Ground floor:

**Hall:** UPVC double glazed front door, Staircase.

**Lounge:** 13'1" x 11'6" (4.00 m x 3.50 m) Wood effect laminate flooring, UPVC double glazed window, Double radiator.

**Dining Kitchen:** 16'1" x 7'10" (4.90 m x 2.40 m) Modern fitted wall and base cupboard units, Complementary roll edge worktops, Stainless steel sink, Plumbed for washing machine, Combi gas central heating boiler, Tiled floor, Two UPVC double glazed windows and rear door, Radiator.



## First Floor:

### Landing:

**Bedroom 1:** 11'10" x 9'10" (3.60 m x 3.00 m) UPVC double glazed window, Radiator.



**Bedroom 2:** 8'6" x 8'2" (2.60 m x 2.50 m) UPVC double glazed window, Double radiator.

**Bedroom 3:** 6'11" x 6'11" (2.10 m x 2.10 m) Built in cupboard, UPVC double glazed window, Radiator.

**Bathroom:** Comprising; Panelled bath with overhead shower and screen, Vanity wash basin, Low flush WC, Part tiled walls, UPVC double glazed window, Radiator.



## Outside:

**Front Garden:** Grassed front garden.

**Rear Garden:** Paved patio, Grassed area.

**Heating:** Gas central heating (NOT TESTED).

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

**Council Tax:** Band - A £1518.00 (2024/25)



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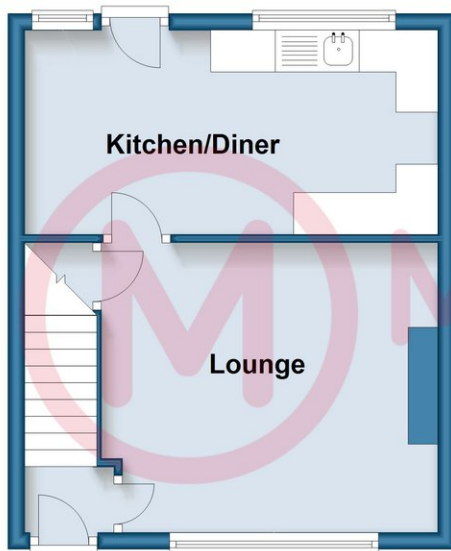
**Directions:** Travelling North on Whitegate Drive at Devonshire Square turn right into Talbot Road, turn seventh right into Grange Road, third left into Shenstone Road and Scorton Avenue is first on the right.

**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.

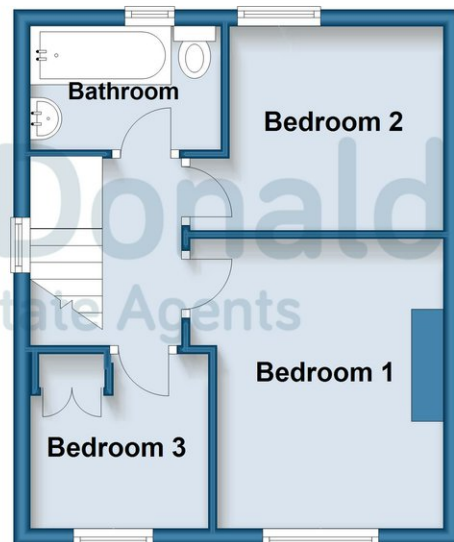
**Photography:** Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			86
(69-80) <b>C</b>		67	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			

### Ground Floor



### First Floor



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### 29 Scorton Avenue

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