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31 Courtfield Avenue, Blackpool, FY2 0UN



£140,000

*** POTENTIAL, POTENTIAL, POTENTIAL ***
A Semi Detached Chalet Style House boasting three DOUBLE Bedrooms, a Lounge around 17' in length and a 20' Dining Kitchen. Externally is a really well proportioned frontage - ideal if you have additional parking needs. Requiring upgrading throughout - perfect to really make your own mark - and sold with NO ONWARD CHAIN.



- **Lounge**
- **Dining Kitchen**
- **Conservatory**
- **Ground and first floor Shower rooms**
- **Three double Bedrooms**
- **Gardens**
- **Garage and Parking**



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Hall: Understairs store, UPVC double glazed window and door, Radiator.

Lounge: 16'11" x 10'11" (5.16 m x 3.33 m) Coved ceiling, UPVC double glazed bow bay window, Radiator.

Dining Kitchen: 20'0" x 11'1" (6.10 m x 3.38 m) Wall and base cupboard units with complementary worktops, One and a half bowl stainless steel sink with mixer tap, Built in oven and hob with extractor, Plumbed for dishwasher, UPVC double glazed window, Radiator. Patio doors to :-



Conservatory: 10'5" x 8'7" (3.17 m x 2.62 m) UPVC double glazed windows and doors, Radiator.

Shower Room: Three piece suite comprising; Walk in shower, Low flush WC, Pedestal wash basin, UPVC double glazed window, Towel heater radiator.



First Floor:

Landing: UPVC double glazed window, Loft access.

Bedroom 1: 15'7" x 10'9" (4.75 m x 3.28 m) Built in wardrobes, UPVC double glazed window, Radiator.



Bedroom 2: 12'6" x 9'7" (3.81 m x 2.92 m) UPVC double glazed window, Radiator.

Bedroom 3: 10'0" x 9'7" (3.05 m x 2.92 m) Built in cupboard, UPVC double glazed window, Radiator.

Shower Room: Comprising; Step in shower cubicle, Low flush WC, UPVC double glazed window.



Outside:

Front: Mainly paved.

Rear: Mainly paved

Parking: Brick Garage with private drive and scope for additional parking to the front.



Heating: Gas central heating (NOT TESTED)

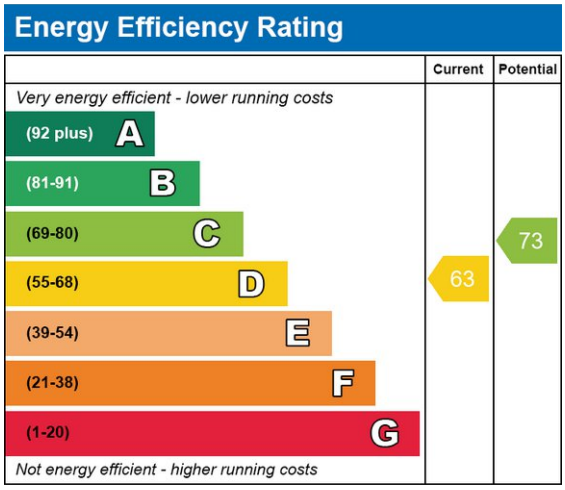
Tenure: We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

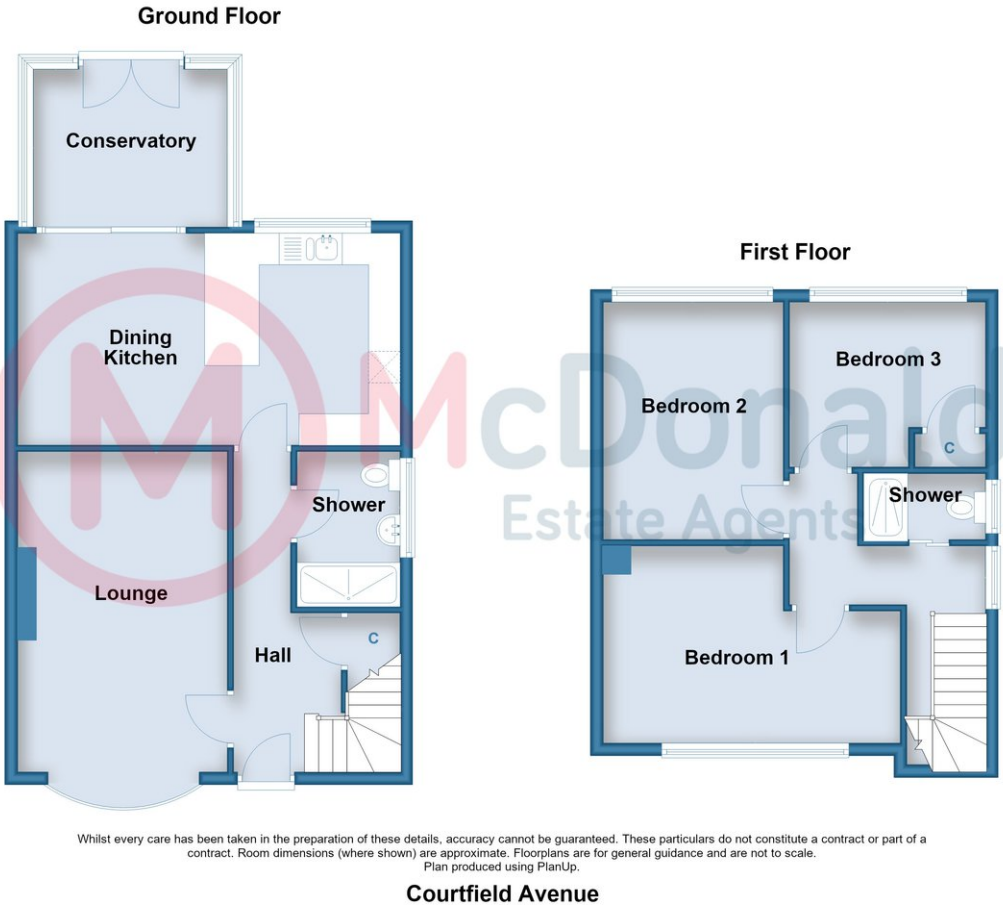
Council Tax: Band - C £2233.97 (2026/27)

Directions: Leave Blackpool travelling North along Devonshire Road. After passing under the bridge take the second right into Warley Road. Courtfield Avenue is then the first turning on your right hand side.

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.





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