



Kendal Avenue, Blackpool, FY3

£147,000

Offers in Excess of

Tenure: Freehold, **Bedrooms:** 3

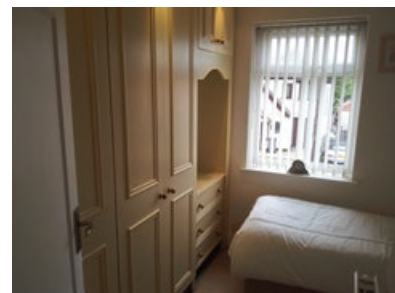
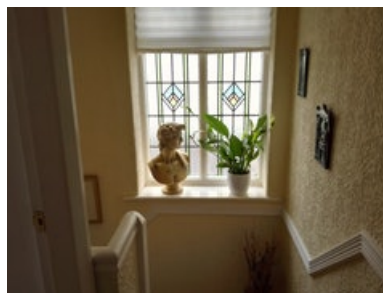
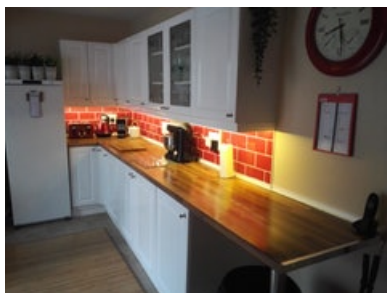
We have an amazing house to present to you with loads of great features on offer here in Blackpool. Beautiful open plan kitchen that leads to a custom-fitted "movie room". Completely renovated by the owner over a ten year period. Peaceful conservatory to the rear as well as a spacious shed

Key features:

- Movie Room
- Stunning Back Garden
- Modern Open Plan Kitchen
- Conservatory
- Double Integral Garage
- Modern Bathroom
- Large Garden Shed and Summerhouse

Extra info:

- **Property Age:** 38 years
- **Council Tax:** Band c (£1624.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



GUIDE PRICE: £147,000 - £150,000

We have an amazing house to present to you with loads of great features on offer here in Blackpool. Beautiful open plan kitchen that leads to a custom-fitted "movie room". Completely renovated by the owner over a ten year period. Peaceful conservatory to the rear as well as a spacious shed and extra storage area in the back garden.

This is a rare tardis type property that is being sold for an extremely competitive price. Three solid rooms to the first floor and white fresh modern looking bathroom.

Walking distance to the popular Play Football and local to the Layton rail station this property is convenient and practical with an easy route from the M55 motorway. Book now to secure your viewing.

Floor plan:



Ground Floor

Floor area 98.0 sq. m. (1,055 sq. ft.) approx

First Floor


Floor area 42.0 sq. m. (452 sq. ft.) approx

Total floor area 140.0 sq. m. (1,507 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Performance Certificate:

Energy Performance Certificate



8, Kendal Avenue, BLACKPOOL, FY3 7LG

Dwelling type: Semi-detached house	Reference number: 8705-9976-7729-6026-9813
Date of assessment: 23 August 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 26 August 2019	Total floor area: 98 m ²

Use this document to:


- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,249
Over 3 years you could save	£ 1,164

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 213 over 3 years	£ 213 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> <p style="color: green; font-weight: bold; margin: 0;">You could save £ 1,164 over 3 years</p> </div>
Heating	£ 2,721 over 3 years	£ 1,656 over 3 years	
Hot Water	£ 315 over 3 years	£ 216 over 3 years	
Totals	£ 3,249	£ 2,085	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

<p><small>Very energy efficient - lower running costs</small></p>  <p><small>Not energy efficient - higher running costs</small></p>	<table border="1" style="border-collapse: collapse;"> <tr> <th>Current</th> <th>Potential</th> </tr> <tr> <td style="text-align: center;">59</td> <td style="text-align: center;">83</td> </tr> </table>	Current	Potential	59	83	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
Current	Potential					
59	83					

Top actions you can take to save money and make your home more efficient

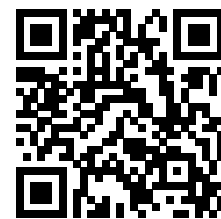
Recommended measures	Indicative cost	Typical savings over 3 years
1 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 135
2 Cavity wall insulation	£500 - £1,500	£ 459
3 Floor insulation (suspended floor)	£800 - £1,200	£ 159

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

MISREPRESENTATION ACT, 1967.

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