

**36 Montrose Avenue  
Blackpool  
FY1 4AS**

**Ref: OPM206L**

- **2 Bedroom Terraced House**
- **Spacious Living Room**
- **Kitchen / Dining**
- **Newly Decorated**
- **Garage & Outhouse**
- **Downstairs Bathroom**
- **Gas Central Heating**
- **UPVC Windows**
- **Perfect Family Home**



**Kenricks Property Management are pleased to offer this deceptively spacious terraced house to let which has recently undergone refurbishment. Located close to the town centre amenities, residents will enjoy access to many leisure, shopping and educational facilities whilst living in the heart of Blackpool's vibrant town centre.**

#### **Entrance**

Entering through the wooden front door into a small vestibule with gas meter cupboard & traditional feature wall tiles. There is an internal original glass & wood door leading onto the lounge.

#### **Lounge**

Spacious lounge decorated in neutral tones, new brown carpet, large uPVC window with top opener overlooking & electric meter cupboard



#### **Kitchen/Dinner**

Entered via door between Lounge & Kitchen the room has generous proportions leaving room for a full kitchen with dining area

Cream base & wall units, stainless steel sink with single drainer, built in stainless steel electric single oven & extractor hood, new ceramic hob.  
Laid with wood effect cushion flooring & plumb for washing machine.



In addition the kitchen provides under stair & over door cupboards allowing ample space for storage . There is a door off the kitchen leading to the downstairs rear yard access & bathroom. There is also a door off the kitchen leading to the stairs to the upper floors

### **Rear Hallway**

The rear door area has a separate small hallway with brown carpet and new uPVC door leading onto the small rear yard & garage. The bathroom is also accessed of this hallway.

### **Bathroom**

The bathroom is furnished with white 3-piece suite with over bath shower and glass shower screen with chrome fittings. Part tiled around bath with white & feature tiles, wood effect cushion flooring

### **Upstairs**

Through the door from the kitchen separating off the upper floors to the ground floor are the stairs leading to the two ample sized bedrooms. The stairs carpeted in beige carpet & painted in neutral tones.

### **Bedroom 1**

Large double bed with beige carpet, built in storage cupboards painted walls in neutral tones. Large uPVC window with top opener overlooking the street allowing light to flood into the room.



### **Bedroom 2**

Another good sized double bedroom with built in storage housing the gas combi boiler, large uPVC window with opener allowing ample light into the room and overlooking the rear yard



### **Outside**

At the rear there is a small yard with gate exiting onto a quiet street. The garage has double doors leading onto the rear street and a small storage area.

The has Gas Central Heating throughout with an excellent EPC rating of C74

**Rent £520.00 Per calendar month**

**Bond £520.00**

**Move in Incentive: Rent reduced & payable in advance**  
**Bond (maybe payable by instalments) (T&Cs apply)**

**All Applicants are subject to reference and credit checks**

**Benefits: Yes      Children: Yes      Smokers: Considered**

**Pets: Considered (with additional bond)**