



**35 Wellington Road, Blackpool**

Blackpool

Guide Price **£110,000**

# 35 Wellington Road

Blackpool, Blackpool

**Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £110,000.**

A fantastic investment opportunity presents itself with this 5 bedroom semi-detached house in need of modernisation, offering vast potential. The accommodation spans across two floors, featuring a spacious hallway, lounge, dining room, kitchen, utility room, and ground floor WC. The first floor comprises 5 well-proportioned bedrooms, with three boasting en-suites, alongside a separate three-piece suite bathroom. The property is sold with no onward chain, providing a hassle-free transition for the new owners. Situated in a prime location within walking distance from the Promenade, local attractions, and a host of other amenities, this property offers convenience and lifestyle benefits in abundance. Externally, the property benefits from a south facing yard to the rear.

Council Tax band: B

Tenure: Freehold

- Investment Opportunity, in need of modernisation
- Layout comprises of Hallway, Lounge, Dining Room, Kitchen, Utility Room, GF WC
- To the first floor there are 5 Bedrooms, 3 of which boast en-suites, and a separate 3 piece suite Bathroom
- No Onward Chain
- Fantastic location within walking distance from the Promenade, attractions and other local amenities





**Lounge**  
12' 8" x 17' 2" (3.85m x 5.24m)

**Dining Room**  
12' 2" x 16' 4" (3.71m x 4.97m)

**Kitchen**  
12' 7" x 13' 7" (3.83m x 4.13m)

**Utility Room**  
8' 10" x 8' 1" (2.70m x 2.46m)

**GF WC**  
2' 8" x 8' 0" (0.81m x 2.45m)

**Basement**

**Bedroom 1**  
12' 8" x 13' 6" (3.87m x 4.12m)

**En-suite**  
7' 4" x 2' 7" (2.24m x 0.78m)

**Bedroom 2**  
10' 0" x 9' 9" (3.05m x 2.98m)

**En-suite**  
4' 0" x 5' 10" (1.22m x 1.77m)

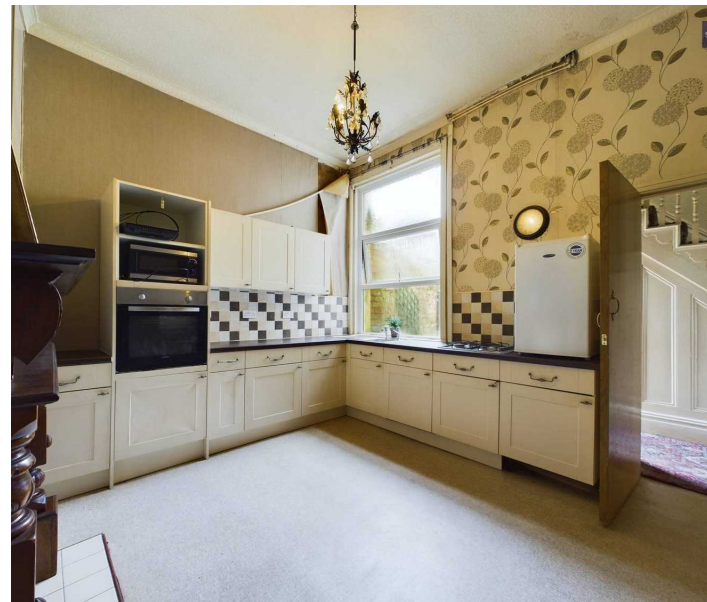
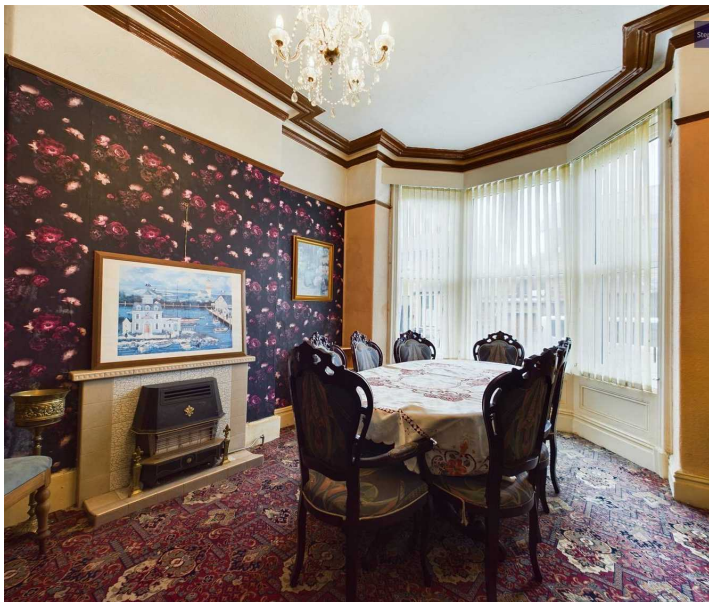
**Bedroom 3**  
12' 5" x 9' 8" (3.78m x 2.94m)

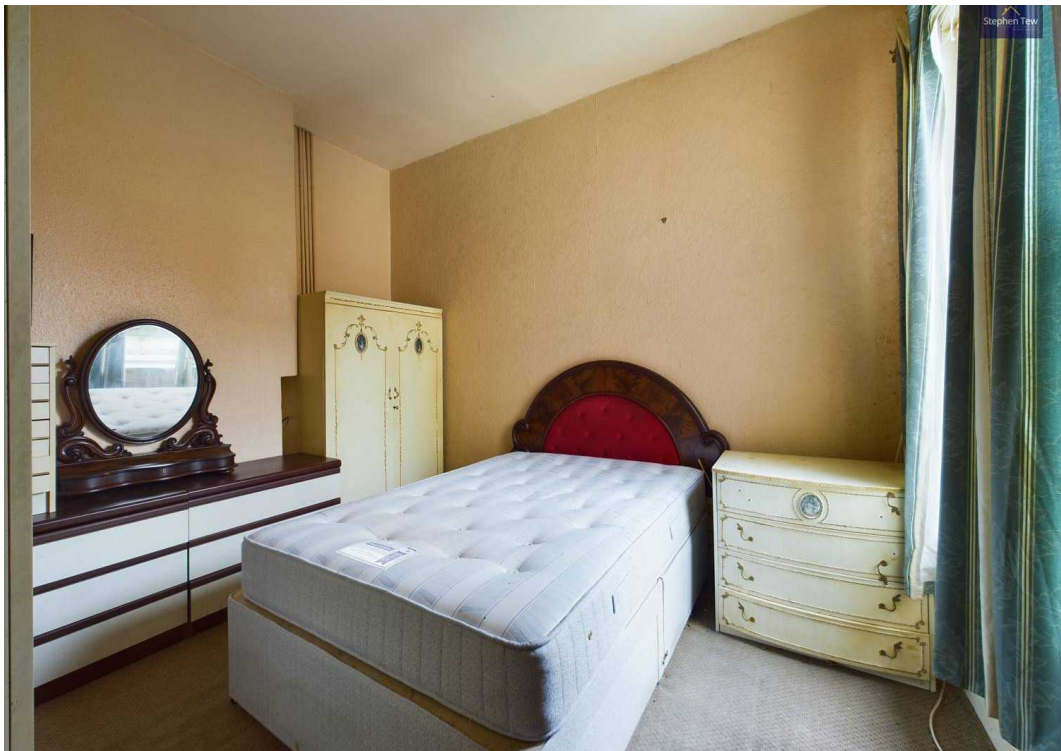
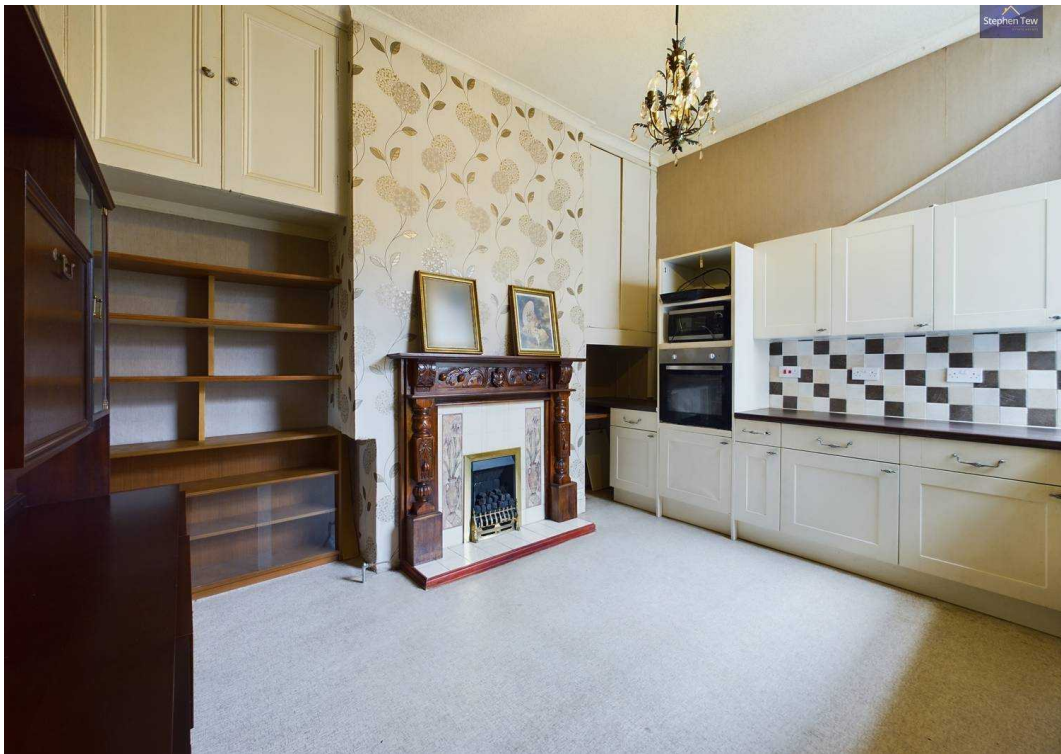
**En-suite**  
8' 7" x 2' 11" (2.62m x 0.90m)

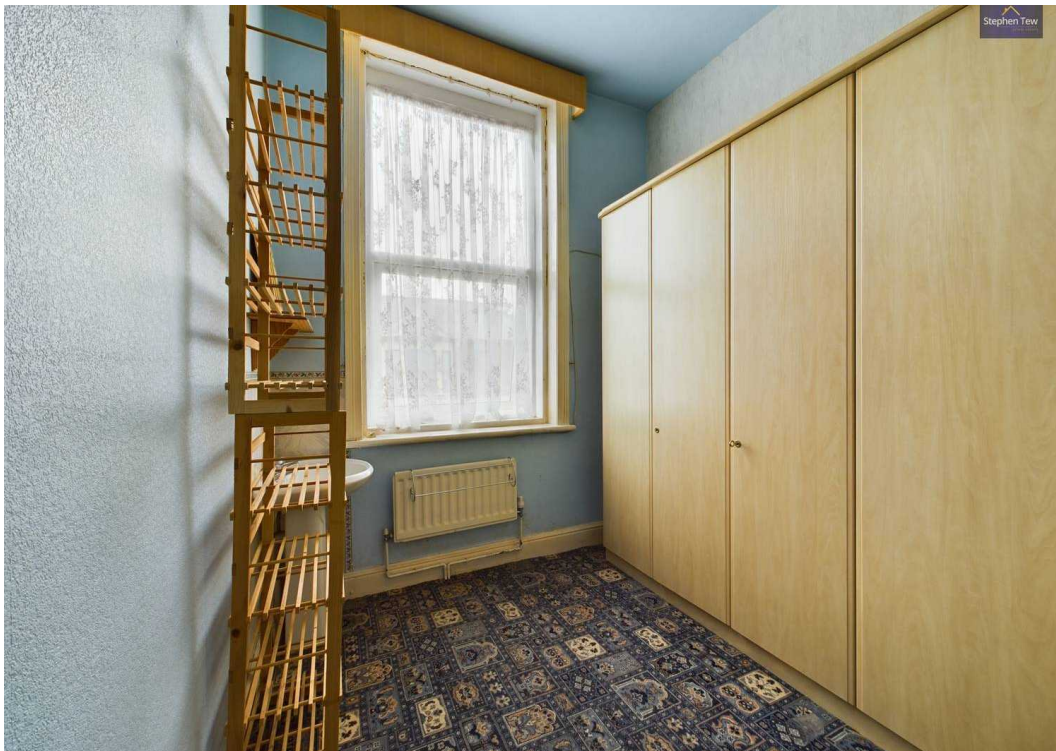
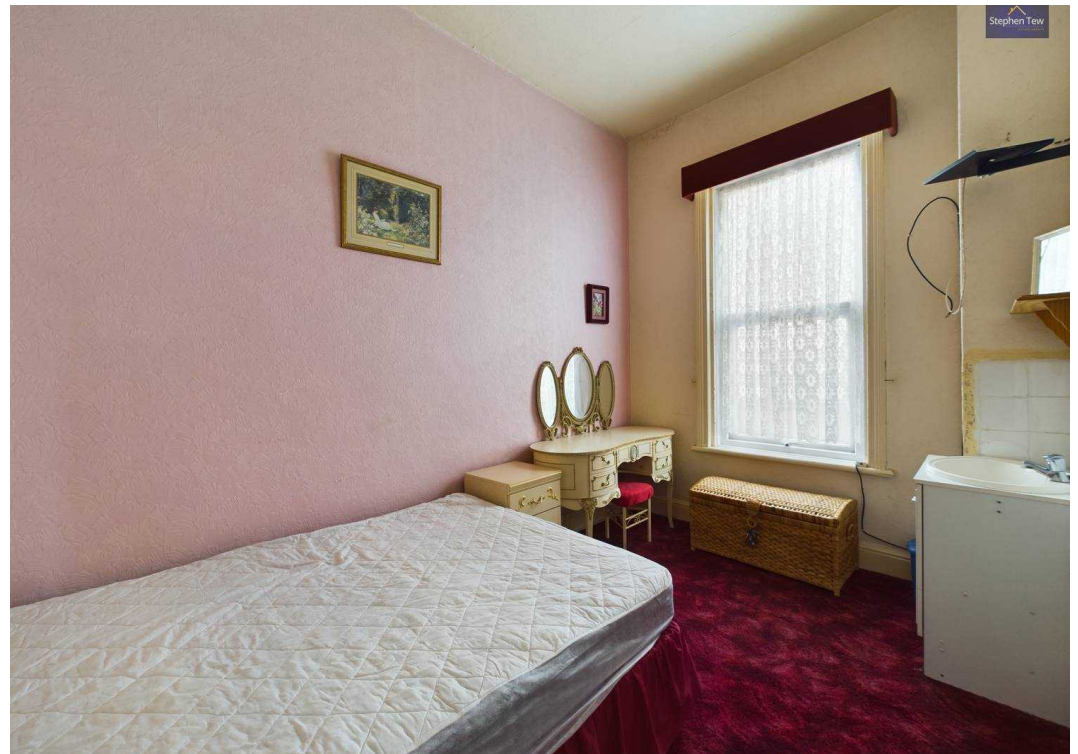
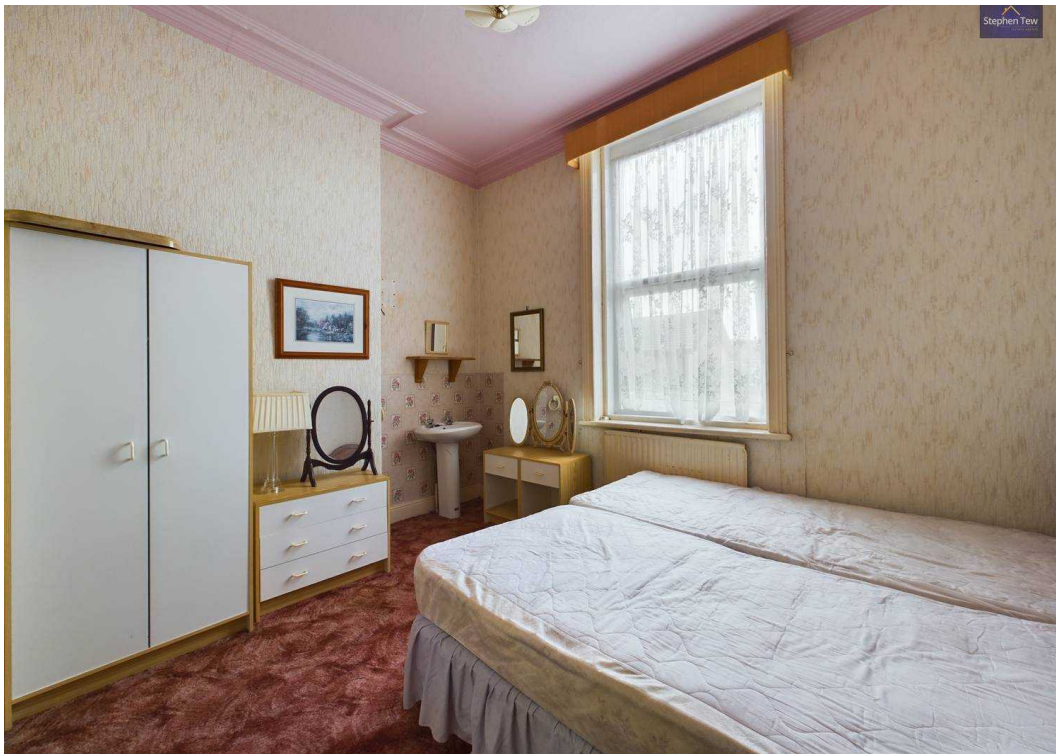
**Bedroom 4**  
12' 5" x 8' 0" (3.78m x 2.44m)

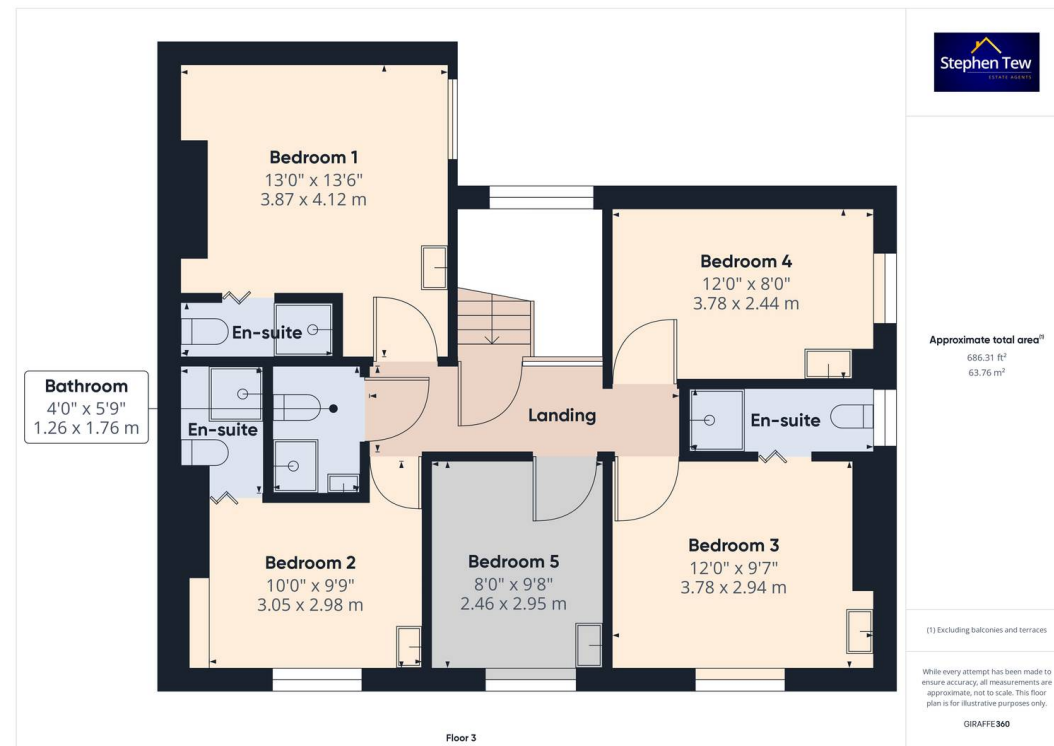
**Bedroom 5**  
8' 1" x 9' 8" (2.46m x 2.95m)

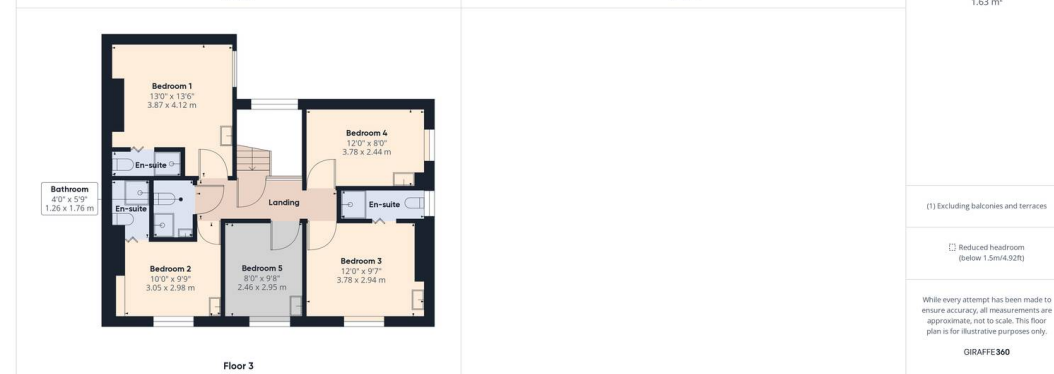
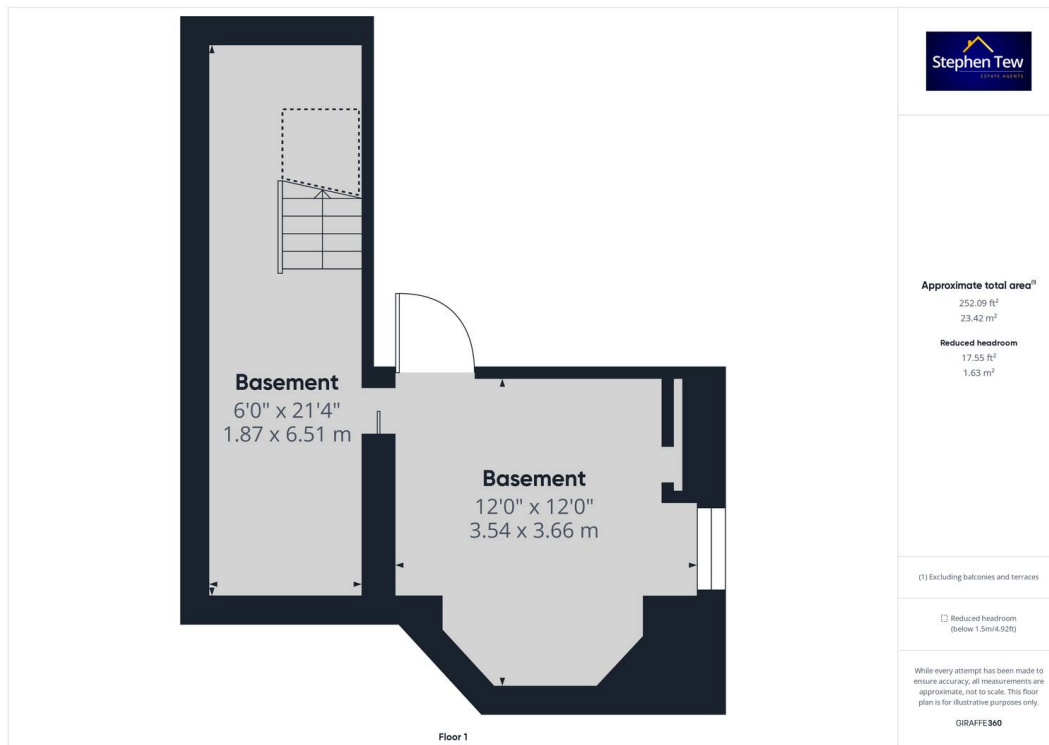
**Bathroom**  
4' 2" x 5' 9" (1.26m x 1.76m)













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