

Broomheads  
ESTATE AGENTS  
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**FOR SALE**

  
**Stephen Tew**  
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**FOR SALE**  
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**20 Brun Grove, Blackpool**  
Blackpool

Offers Over **£90,000**

# 20 Brun Grove

Blackpool, Blackpool

Fantastic investment opportunity or a perfect start for a first time buyer this 2 bedroom end terrace property is situated in a prime location close to local schools, shops and amenities.

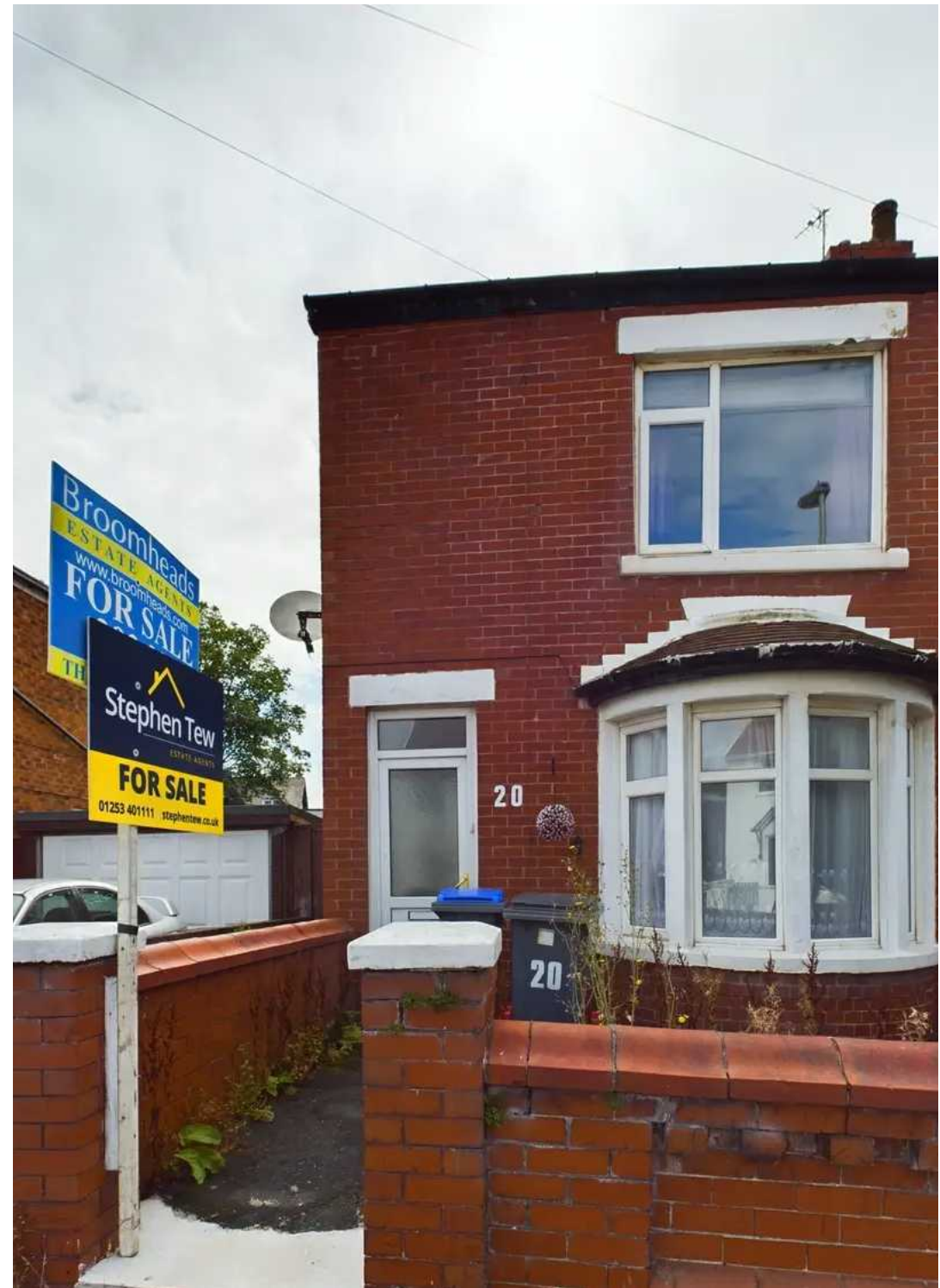
Comprising of entrance hallway, lounge, kitchen/diner and WC to the ground floor. Upstairs there are two generous sized bedrooms and a three piece suite bathroom. The property benefits from UPVC double glazing and central heating throughout.

Externally there is a large south facing garden to the rear and low maintaining garden to the front. Sold with no chain.

Council Tax band: A

Tenure: Freehold

- No Chain
- Ground Floor WC
- Investment Opportunity
- Ideal for First Time Buyers
- South Facing Garden





### Hallway

5' 2" x 2' 9" (1.58m x 0.85m)

Entrance hall leading to staircase and lounge.

### Lounge

10' 6" x 13' 4" (3.21m x 4.07m)

UPVC double glazed bay window to the front elevation, radiator.

### Kitchen

10' 11" x 12' 2" (3.34m x 3.71m)

Leading off from the lounge the kitchen comes with a matching range of base and wall units with fitted worktops, stainless steel sink and drainer, integrated oven and four ring hob with extractor fan. UPVC double glazed window to the rear elevation and door leading onto the garden, radiator. Access to under stairs storage and downstairs WC.

### Wc

11' 2" x 3' 11" (3.40m x 1.20m)

GF WC with wash basin. UPVC double glazed window.





### **Landing**

2' 11" x 9' 2" (0.88m x 2.80m)

Landing leading to bedrooms and bathroom.

### **Bedroom 1**

12' 5" x 13' 4" (3.79m x 4.07m)

Upvc double glazed window to the front elevation, radiator.

### **Bedroom 2**

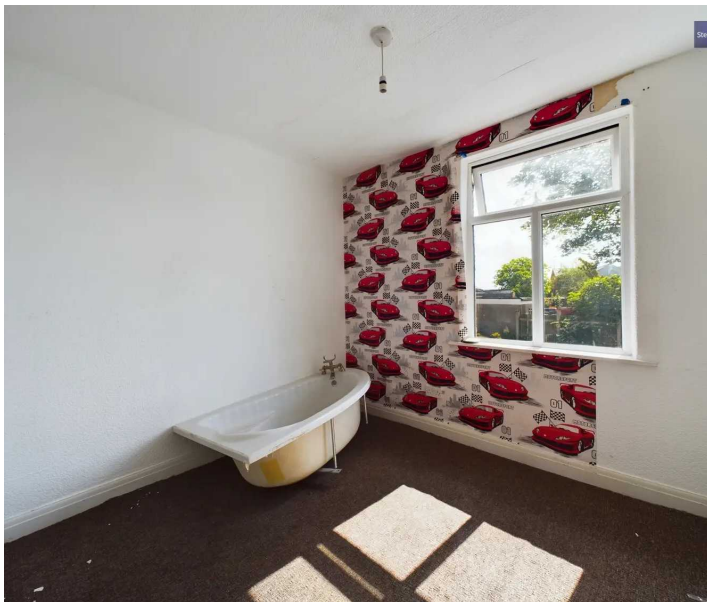
8' 6" x 9' 3" (2.59m x 2.81m)

UPVC double glazed window to the rear elevation, radiator.

### **Bathroom**

11' 6" x 6' 10" (3.51m x 2.08m)

Three piece white suite comprising of low flush WC, wash basin, panelled bath with overhead shower attachment. Floor to ceiling tiles, UPVC double glazed opaque window to the rear elevation and radiator.





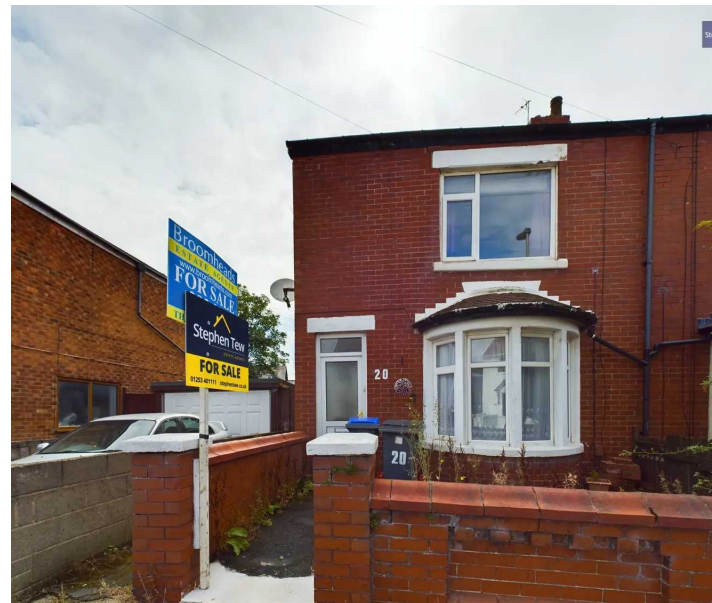
**FRONT GARDEN**

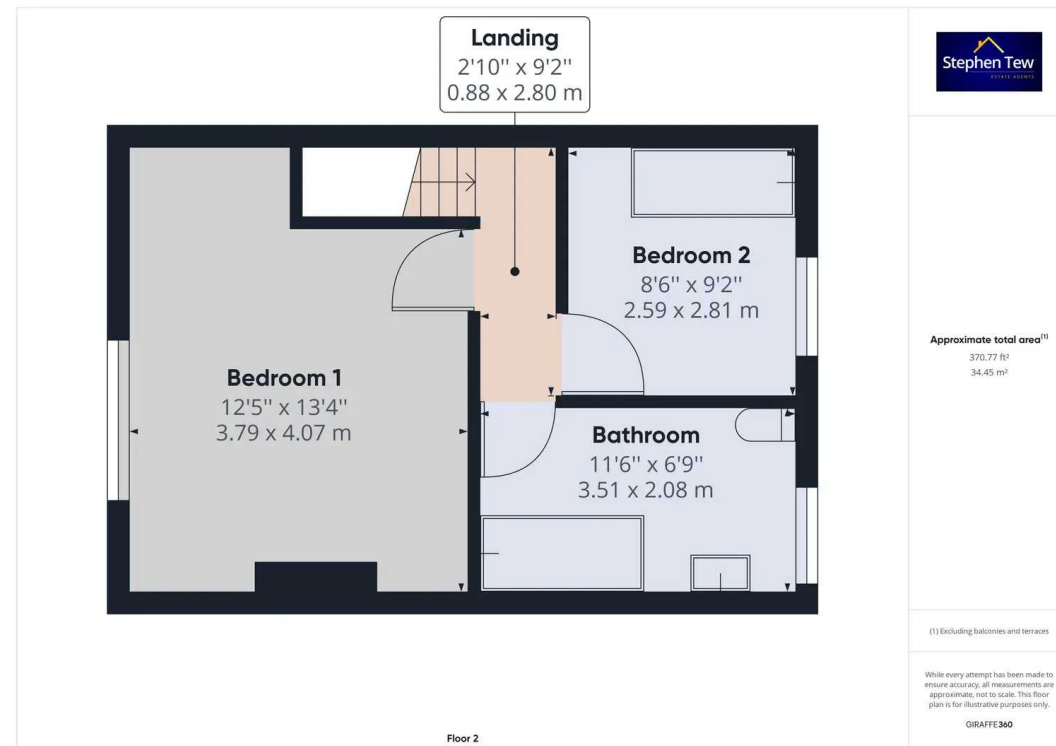
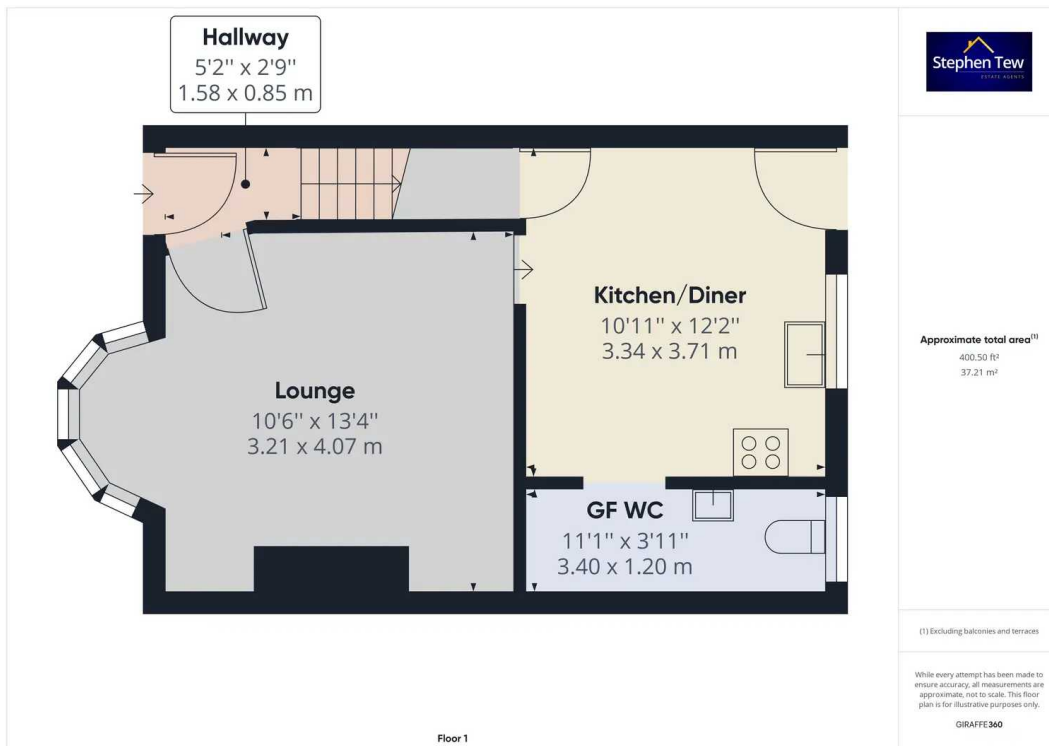
**REAR GARDEN**

South facing enclosed garden to the rear with gravel and paved patio area.

**ON ROAD**

1 Parking Space







## Stephen Tew Estate Agents

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