



**35 Queen Victoria Road, Blackpool**

Blackpool

Guide Price **£60,000**



# 35 Queen Victoria Road

## Blackpool

**Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £60,000.**

Presenting a fantastic opportunity for investors or first-time buyers alike, this 3-bedroom mid-terraced house comes to the market with no onward chain. Situated close to Blackpool Football Club, local shops, amenities, and schools, this property is sure to appeal to a variety of buyers. The accommodation comprises a hallway leading to a lounge, dining room with patio doors offering an abundance of natural light, and a fitted kitchen. Upstairs, there are three bedrooms, with two benefitting from fitted wardrobes, and a three-piece suite bathroom. The property also boasts a west-facing garden, perfect for enjoying the afternoon sun, as well as a garage for convenient parking. Additional features include uPVC double glazing and gas central heating.

**Please note, any viewings or offers that take place from this moment must be placed through the auction T&Cs as per the Sellers agreement.**

Council Tax band: A

Tenure: Freehold

- No Onward Chain
- 3 Bedroom Mid-Terraced Property
- Fantastic Investment Opportunity Or First Time Buy
- Within Close Proximity To Blackpool Football Club, Local Shops, Amenities And Schools
- Hallway, Lounge, Dining Room With Patio Doors, Kitchen
- 3 Bedrooms, 2 Boasting Fitted Wardrobes, 3 Piece Suite Bathroom
- West Facing Garden, Garage
- uPVC Double Glazing, Gas Central Heating
- Boiler Installed 2016







**Hallway**  
17' 3" x 5' 1" (5.25m x 1.55m)

**Lounge**  
12' 6" x 10' 4" (3.81m x 3.14m)

**Dining Room**  
13' 4" x 10' 0" (4.06m x 3.06m)

**Kitchen**  
8' 8" x 5' 1" (2.64m x 1.54m)

**Landing**  
10' 1" x 5' 11" (3.07m x 1.81m)

**Bedroom 1**  
12' 8" x 8' 4" (3.85m x 2.54m)

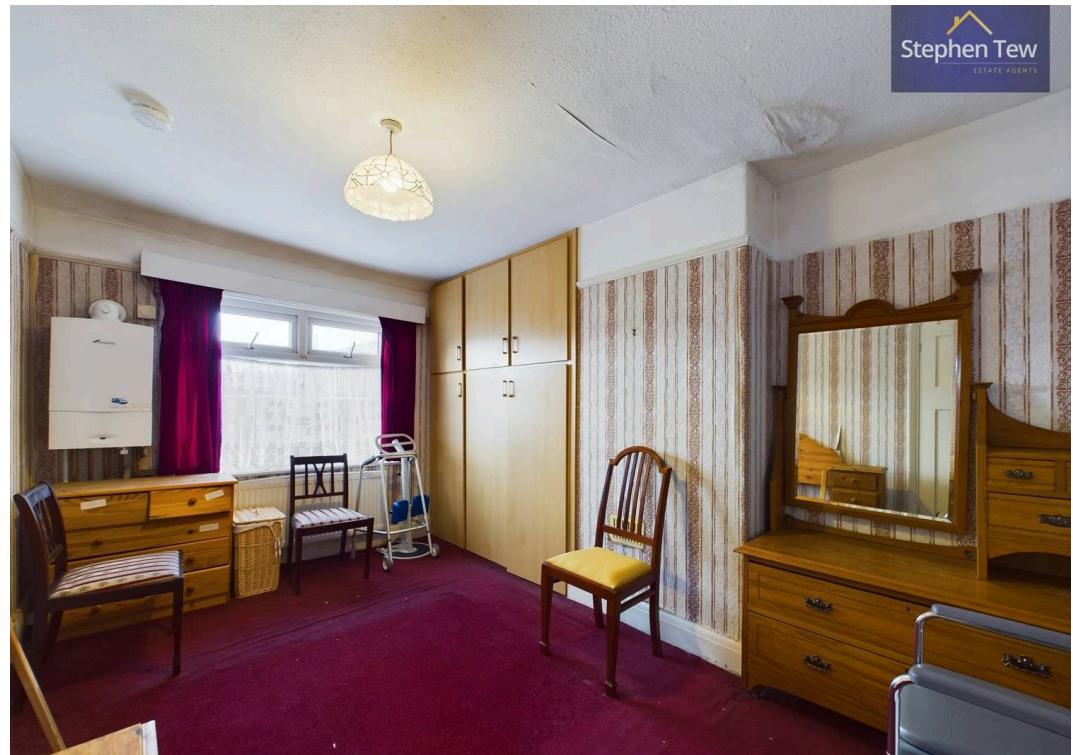
**Bedroom 2**  
13' 6" x 8' 2" (4.12m x 2.49m)

**Bedroom 3**  
8' 5" x 5' 11" (2.57m x 1.81m)

**Bathroom**  
5' 11" x 5' 7" (1.80m x 1.69m)











**FRONT GARDEN**

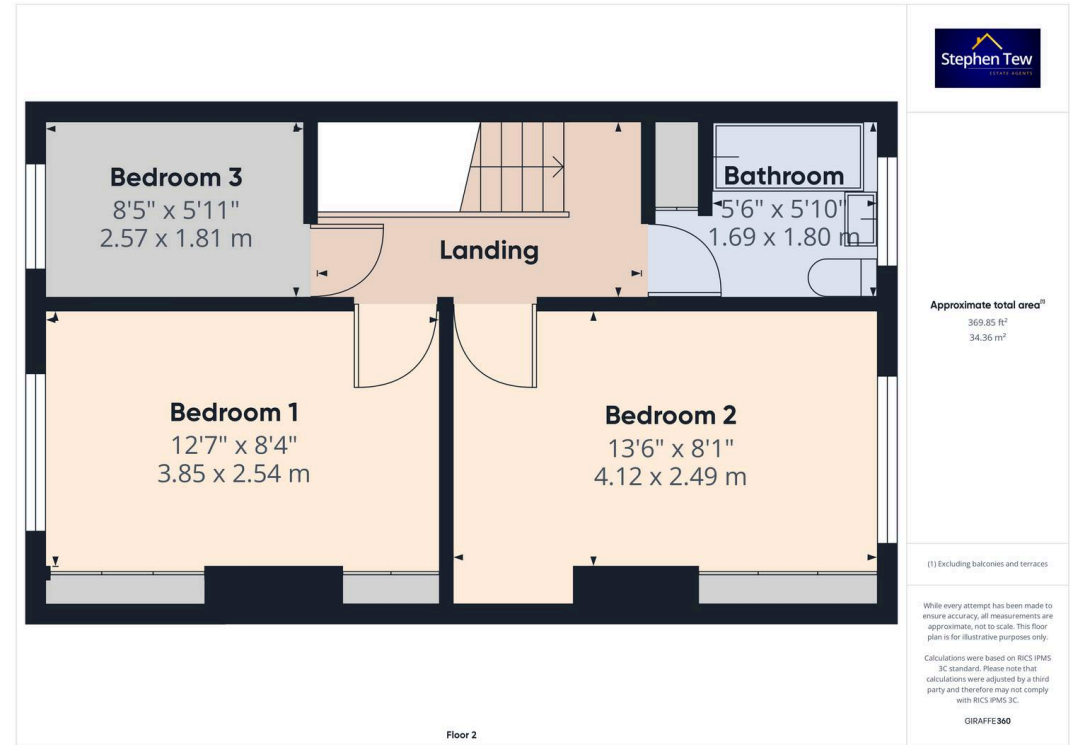
**REAR GARDEN**

Low maintenance garden to the rear with access to the garage

**GARAGE**

Single Garage









## Stephen Tew Estate Agents

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