



105 Vicarage Lane, Blackpool

Blackpool

Offers Over **£85,000**

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Blackpool

Nestled in a popular residential location, this two-bedroom semi-detached house is well-located. In need of some modernisation this is a perfect opportunity for investors looking to add to their portfolio. Upon entering this property, you are greeted by a hallway that leads to a spacious lounge, perfect for relaxing or entertaining guests. The kitchen offers ample storage and workspace, while a separate utility/storage area adds functionality to the home. Upstairs, a landing leads to two bedrooms, a family bathroom, and a convenient office/ storage space ideal for those who work from home or need additional storage. The property benefits from an enclosed west-facing rear garden offering a peaceful retreat with side access for added convenience. A brick-built outside storage space provides practical solutions for storing garden tools and outdoor equipment. With excellent transportation links and a variety of local amenities close by, this home offers the perfect blend of comfort and convenience for its new owners.

Council Tax band: A

Tenure: Freehold

- Two Bedroom Semi Detached House In Popular Residential Location
- Ideal Investment Opportunity
- In Need Of Some Modernisation
- Hallway, Spacious Lounge, Kitchen, Separate Utility/ Storage Space
- Landing, Family Bathroom, Office Space
- Enclosed West Facing Rear Garden With Side Access And Brick Built Outside Storage
- Excellent Transportation Links And Local Amenities Close By





Lounge
13' 9" x 10' 2" (4.20m x 3.09m)

Kitchen
10' 2" x 11' 3" (3.09m x 3.43m)

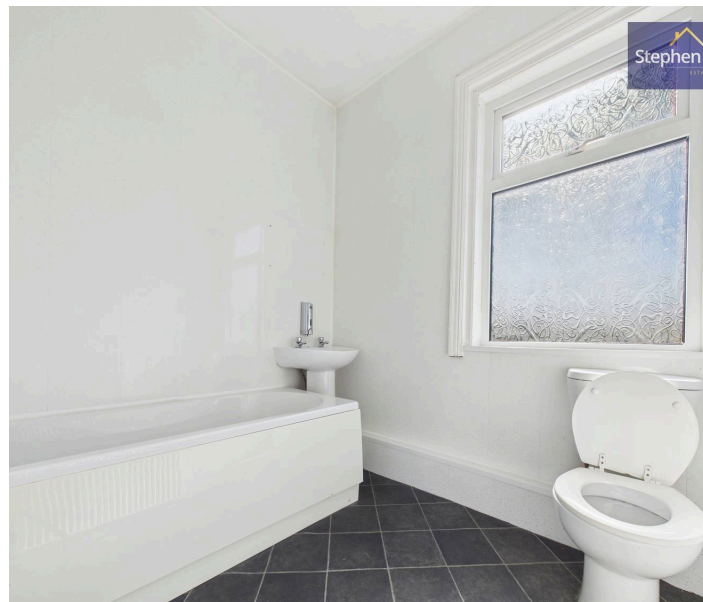
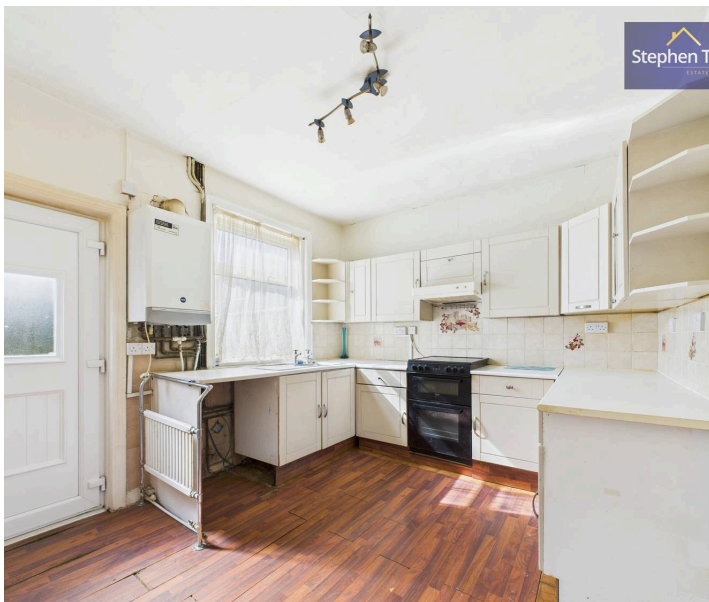
Utility Room
6' 8" x 4' 0" (2.04m x 1.21m)

Bathroom
7' 0" x 7' 10" (2.13m x 2.39m)

Bedroom 1
10' 4" x 15' 8" (3.16m x 4.77m)

Bedroom 2
9' 2" x 7' 10" (2.79m x 2.39m)

Office
4' 2" x 7' 9" (1.26m x 2.37m)





Lounge

13' 9" x 10' 2" (4.20m x 3.09m)

Kitchen

10' 2" x 11' 3" (3.09m x 3.43m)

Utility Room

6' 8" x 4' 0" (2.04m x 1.21m)

Bathroom

7' 0" x 7' 10" (2.13m x 2.39m)

Bedroom 1

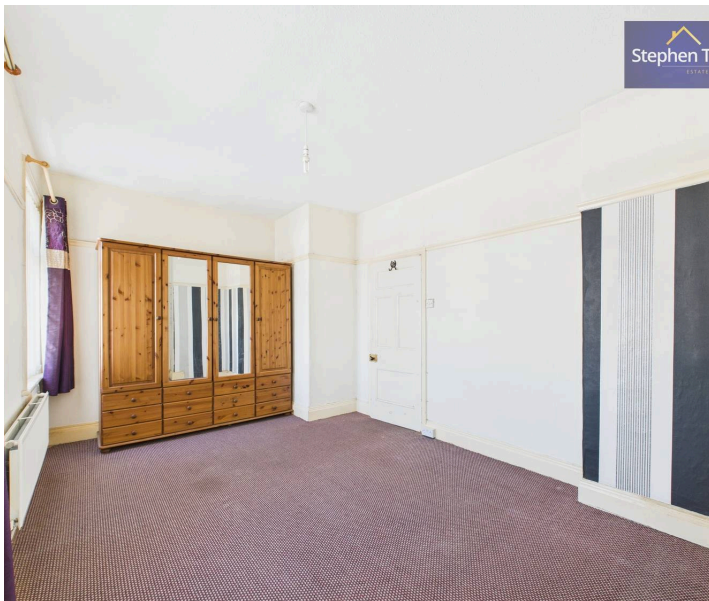
10' 4" x 15' 8" (3.16m x 4.77m)

Bedroom 2

9' 2" x 7' 10" (2.79m x 2.39m)

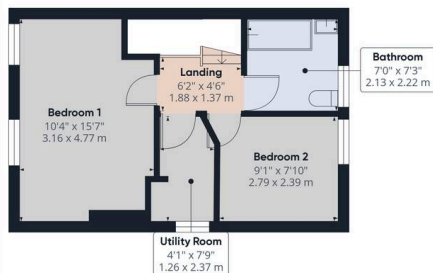
Office

4' 2" x 7' 9" (1.26m x 2.37m)





Floor 1 Building 1



Floor 2 Building 1



Approximate total area[®]
1456.47 ft²
135.31 m²

Reduced headroom
12.11 ft²
1.13 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

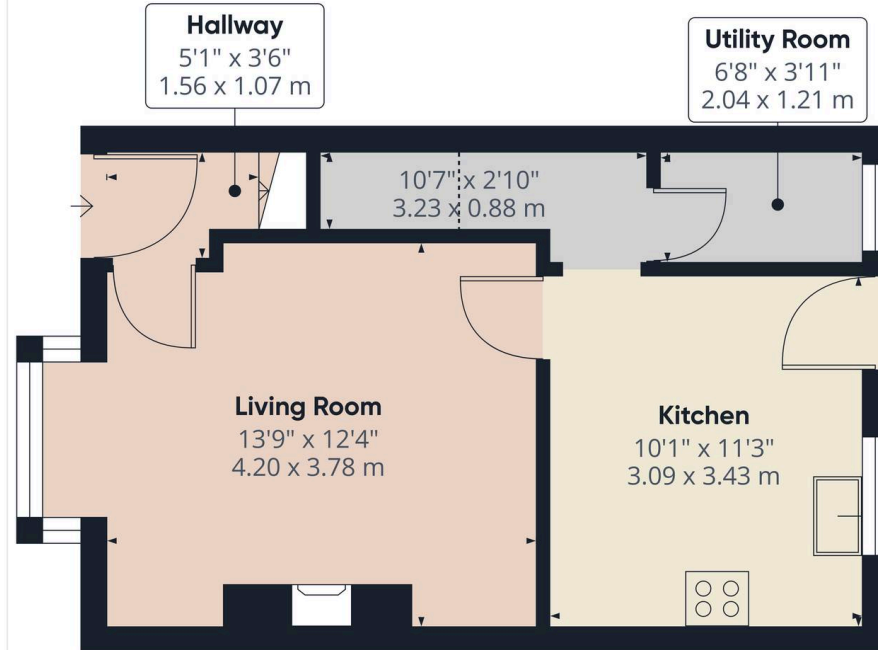
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 1 Building 2



Floor 1 Building 1



Approximate total area[®]
373.19 ft²
34.67 m²

Reduced headroom
12.11 ft²
1.13 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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