



23 Lodore Road, Blackpool

Blackpool

Offers Over £95,000

# 23 Lodore Road

Blackpool, Blackpool

This beautifully presented two bedroom mid-terraced house is ideally located just off Highfield Road, offering convenient access to local amenities, schools, and transport links. The property has been newly refurbished throughout, creating a fresh and modern living environment that will appeal to a variety of buyers. Upon entering, you are welcomed by a spacious entrance hall leading into a comfortable lounge, perfect for relaxing or entertaining guests. The separate dining room provides an ideal space for family meals, while the fitted kitchen is equipped with contemporary units and ample storage. Upstairs, two well-proportioned bedrooms offer flexible accommodation, complemented by a stylish family bathroom. The house benefits from gas central heating and uPVC double glazing, ensuring warmth and energy efficiency all year round. This property can be sold with vacant possession and no onward chain, making it an excellent choice for first-time buyers or those looking to move quickly. Alternatively, it presents a fantastic investment opportunity for landlords, as it can be purchased with tenants in situ.

Council Tax band: A

Tenure: Freehold

- Mid Terraced House situated just off Highfield Road
- Entrance Hall, Lounge, Dining Room, Fitted Kitchen
- 2 Bedrooms, Bathroom
- Gas Central Heating, uPVC Double Glazing
- Enclosed Rear Yard
- Newly Refurbished
- Can Be Sold With Vacant Possession And No Onward Chain Or Investment Opportunity With Tenants In Situ





#### **Reception**

13' 1" x 9' 3" (3.99m x 2.81m)

Spacious reception room with bay window.

#### **Dining Room**

12' 2" x 9' 4" (3.71m x 2.85m)

Dining room with built in storage unit.

#### **Kitchen**

8' 9" x 8' 0" (2.67m x 2.45m)

Bright and modern kitchen with white gloss units and new cooker with gas hob.

#### **Master Bedroom**

11' 2" x 12' 10" (3.40m x 3.91m)

Large master bedroom, benefiting from integrated cupboard and feature bay window.

#### **Second Bedroom**

12' 2" x 6' 10" (3.72m x 2.08m)

Second bedroom with built in wardrobe.

#### **Bathroom**

8' 11" x 8' 3" (2.71m x 2.51m)

Clean and modern bathroom with shower over bath.





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## GARDEN

Private garden to rear of the property.





Floor 1



Approximate total area<sup>®</sup>  
769.9 R<sup>2</sup>  
71.53 m<sup>2</sup>

(1) Excluding balconies and terraces

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

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Floor 2



Floor 1



Approximate total area<sup>®</sup>  
394.7 R<sup>2</sup>  
36.67 m<sup>2</sup>

(1) Excluding balconies and terraces

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## Stephen Tew Estate Agents

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