



Stephen Tew  
ESTATE AGENTS  
**FOR SALE**  
01253 401111 stephentew.co.uk

**43 Crossland Road, Blackpool**

Blackpool

Offers Over **£70,000**



# 43 Crossland Road

## Blackpool

This 2-bedroom mid-terraced house presents a great opportunity for either investment or as a first-time purchase. An entrance vestibule welcomes you into the home, leading seamlessly into the cosy lounge area. The well-appointed kitchen boasts ample space for culinary endeavours. Upstairs, you'll find two comfortable bedrooms and a three piece suite bathroom. The property also features a south-east facing yard to the rear. Positioned within close proximity to local schools, shops, and transport links, convenience is at your doorstep. With the added benefit of no onward chain, this home is ready to fulfil your dreams of comfortable living in a sought-after location.

Council Tax band: A

Tenure: Freehold

- Mid Terraced House Ideal Investment or First Time Buy
- Entrance Vestibule, Lounge, Kitchen
- Two Bedrooms, Bathroom
- South-East Facing Yard To The Rear
- Within Close Proximity To Local Schools, Shops And Transport Links
- No Onward Chain





**Entrance Vestibule**  
3' 1" x 3' 2" (0.93m x 0.96m)

**Lounge**  
13' 4" x 13' 2" (4.07m x 4.01m)

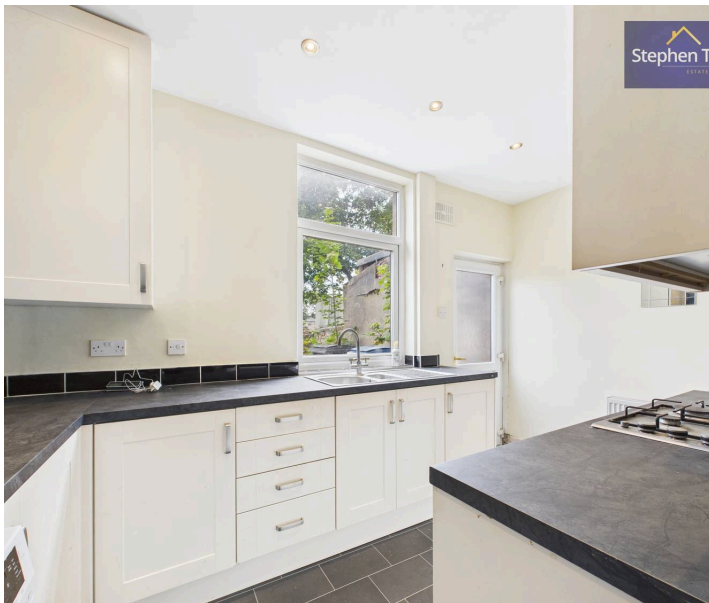
**Kitchen**  
10' 4" x 13' 5" (3.14m x 4.09m)

**Landing**  
2' 7" x 13' 4" (0.78m x 4.06m)

**Bedroom 1**  
10' 9" x 13' 2" (3.27m x 4.02m)

**Bedroom 2**  
7' 3" x 8' 9" (2.22m x 2.66m)

**Bathroom**  
10' 3" x 4' 3" (3.12m x 1.30m)







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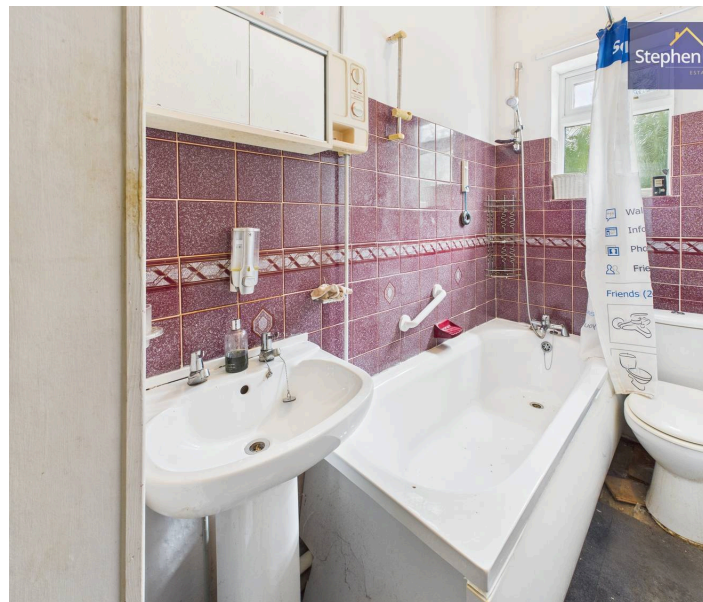
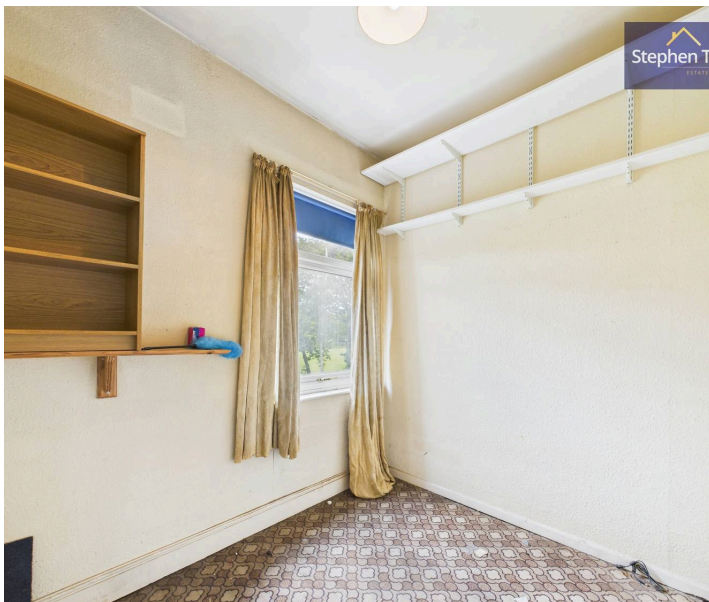
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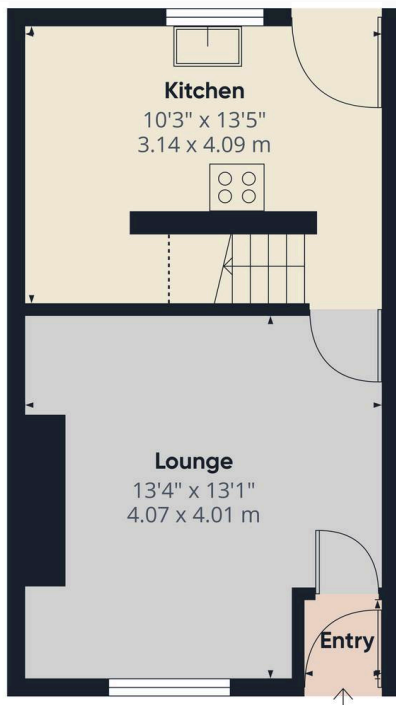
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Floor 1



**Approximate total area<sup>(1)</sup>**

306 ft<sup>2</sup>  
28.4 m<sup>2</sup>

**Reduced headroom**

12 ft<sup>2</sup>  
1.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 2



**Approximate total area<sup>(1)</sup>**

279 ft<sup>2</sup>  
25.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Stephen Tew Estate Agents

Stephen Tew Estate Agents, 132 Highfield Road - FY4 2HH

01253 401111

[info@stephentew.co.uk](mailto:info@stephentew.co.uk)

[www.stephentew.co.uk](http://www.stephentew.co.uk)

