



31 Abbotsford Road

Blackpool

Offers Over **£110,000**

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Nestled within a popular residential location, this 3-bedroom mid-terrace house presents a prime investment opportunity for those seeking a property in need of modernisation. Located in close proximity to the picturesque Stanley Park, residents will enjoy the tranquillity of the surroundings, coupled with the convenience of local amenities not far away.

Upon entering the property, a hallway leads into a bright lounge, separate dining room, and kitchen, ripe for a contemporary upgrade, providing a functional living space. Ascending the staircase, the upper level accommodates three bedrooms and a wet room, offering scope for enhancement to create a modern bathroom retreat.

The property boasts the added benefits of UPVC double glazing and gas central heating, providing essential elements for modern-day living.

Outside you will find an enclosed garden with convenient brick outhouse for all your storage needs.

Offered with no onward chain, this property presents a fantastic opportunity for investors and homeowners alike to put their stamp on a well-positioned residence with scope for improvement.

Council Tax band: A

Tenure: Freehold





- 3 Bedroom Mid Terrace
- Popular Residential Location Within Close Proximity To Stanley Park
- Hallway, Lounge, Dining Room, Kitchen
- 3 Bedrooms, Wet Room
- UPVC Double Glazing, GCH
- Investment Opportunity, In Need Of Modernisation
- No Onward Chain

Hallway

14' 11" x 5' 5" (4.54m x 1.65m)

Lounge

13' 11" x 10' 3" (4.24m x 3.13m)

Dining Room

13' 3" x 9' 9" (4.05m x 2.97m)

Kitchen

8' 3" x 6' 0" (2.51m x 1.82m)

Landing

8' 5" x 3' 0" (2.57m x 0.91m)

Bedroom 1

14' 2" x 9' 11" (4.33m x 3.01m)

Bedroom 2

13' 5" x 9' 10" (4.09m x 2.99m)

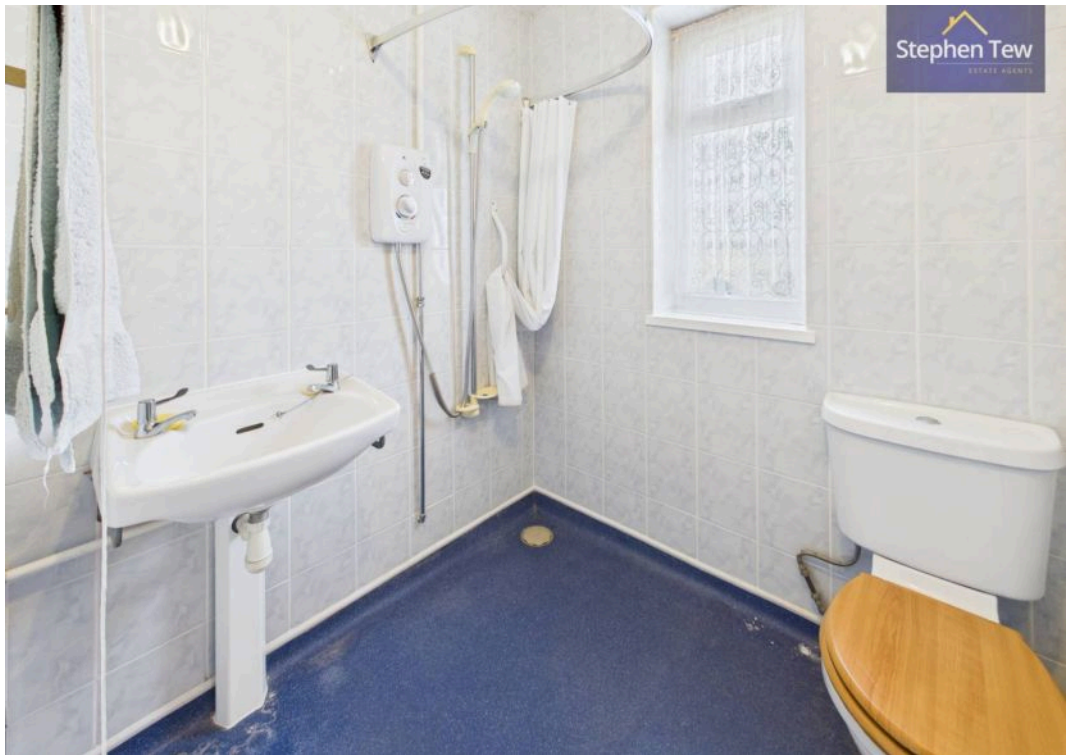
Bedroom 3

6' 11" x 6' 0" (2.10m x 1.82m)

Bathroom

5' 5" x 4' 11" (1.66m x 1.51m)







FRONT GARDEN

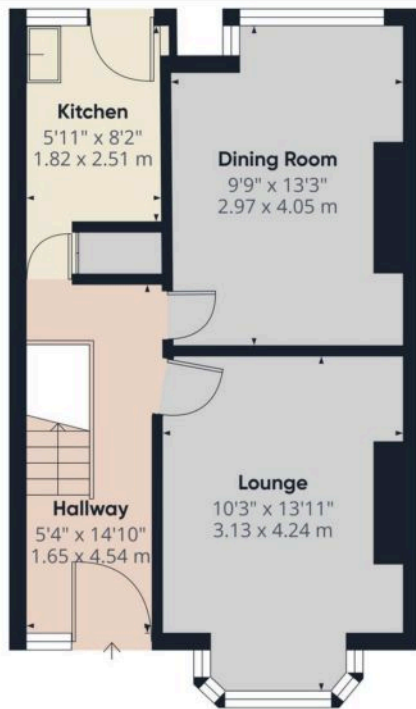
REAR GARDEN

Enclosed garden to the rear with brick outhouse.

ON STREET

1 Parking Space





Floor 1

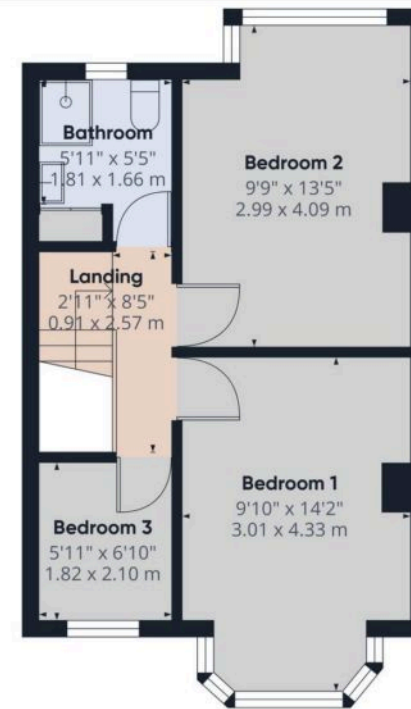


Approximate total area⁽¹⁾
401 ft²
37.3 m²

(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.

DISAFLY 360



Floor 2



Approximate total area⁽¹⁾
370 ft²
34.4 m²

(1) Excluding balconies and terraces

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DISAFLY 360



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