



36 Bolton Street, Blackpool

Blackpool

Offers Over £175,000

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Blackpool, Blackpool

Introducing two maisonettes of exceptional appeal, both seamlessly merging comfort and convenience. Nestled in proximity to the illustrious Blackpool Promenade, transportation links, and a plethora of local amenities, these residences offer an unparalleled lifestyle.

The first maisonette beckons with its generous layout comprising a spacious kitchen and lounge, creating a welcoming ambience for both relaxation and hosting gatherings. Boasting three well-appointed bedrooms, this abode provides ample space for personal sanctuaries or home offices. The allure of a luxurious four-piece suite bathroom further elevates the living experience, promising indulgent moments of tranquillity.

Venturing to the second maisonette, one is greeted by an open-plan kitchen and lounge, designed for seamless flow and functionality. Complete with a convenient downstairs WC, this space exudes modernity and practicality. Two bedrooms await, promising comfort and privacy, while a stylish three-piece suite bathroom offers a touch of elegance to every-day routines.

The collective charm of these maisonettes is enhanced by the absence of no onward chain, providing the opportunity for a swift and hassle-free transition. For the discerning investor, the option to acquire these properties with tenants already in situ presents a promising investment venture.

Council Tax band: A

Tenure: Freehold

- Two Maisonettes Within Close Proximity To Blackpool Promenade, Transportation Links And Local Amenities
- Maisonette One Includes Spacious Kitchen and Lounge, Three Bedrooms, Four Piece Suite Bathroom
- Marionette Two Includes Open Plan Kitchen/ Lounge, Downstairs WC, Two Bedrooms And Three Piece Suite Bathroom
- No Onward Chain, Can Be Sold With Tenants In Situ





Kitchen / Living Area
29' 8" x 12' 9" (9.04m x 3.89m)

WC

Landing

Bedroom 1
12' 8" x 12' 9" (3.87m x 3.89m)

Bedroom 2
8' 4" x 6' 6" (2.55m x 1.99m)

Bathroom
12' 2" x 9' 2" (3.72m x 2.80m)

Lounge
15' 11" x 23' 0" (4.84m x 7.00m)

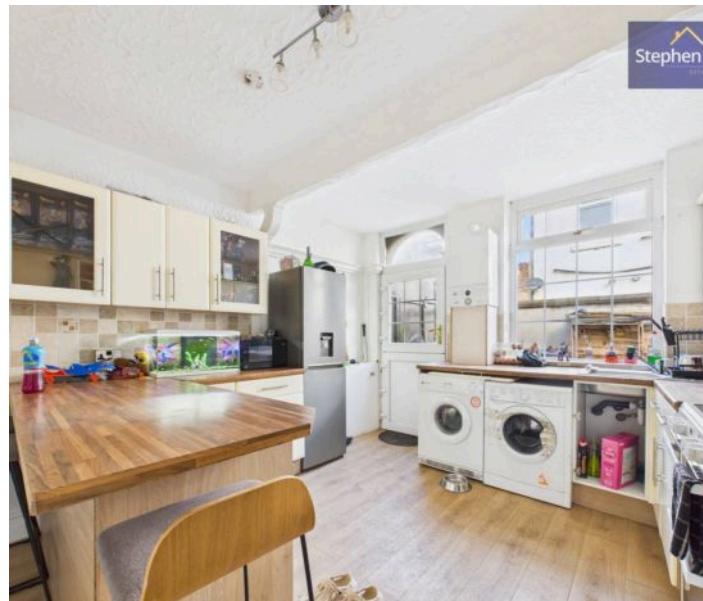
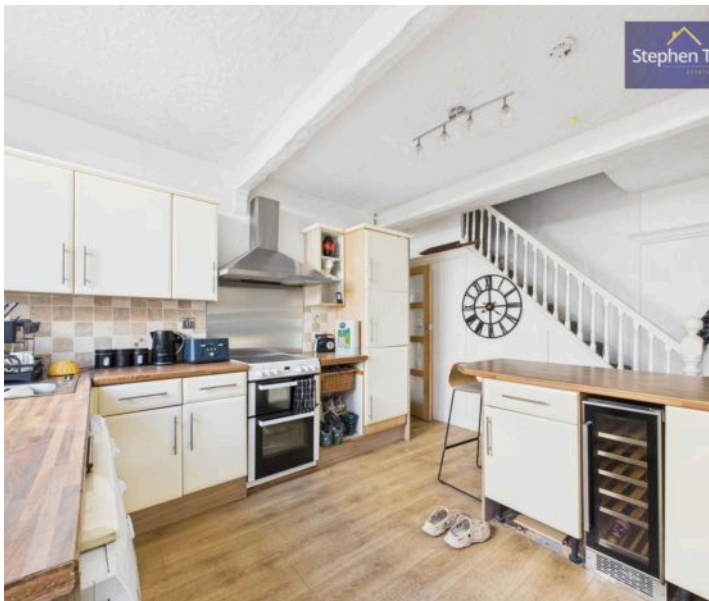
Kitchen
16' 1" x 11' 4" (4.90m x 3.45m)

Bedroom 1
12' 6" x 11' 11" (3.82m x 3.64m)

Bedroom 2
8' 6" x 16' 9" (2.60m x 5.11m)

Bedroom 3
6' 11" x 13' 6" (2.11m x 4.12m)

Bathroom
6' 11" x 8' 8" (2.10m x 2.65m)





Kitchen / Living Area

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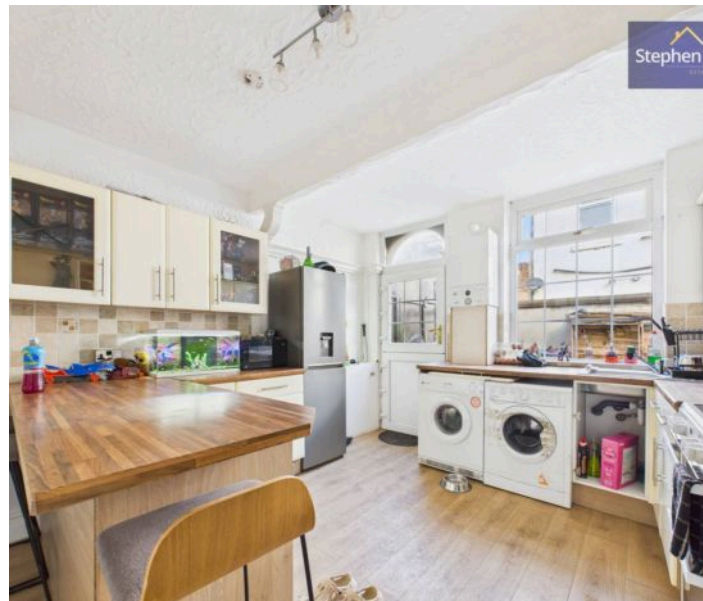
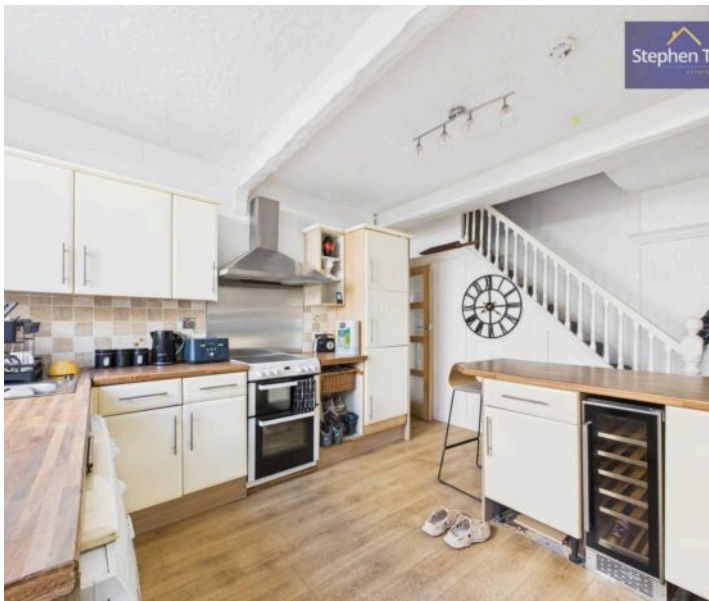
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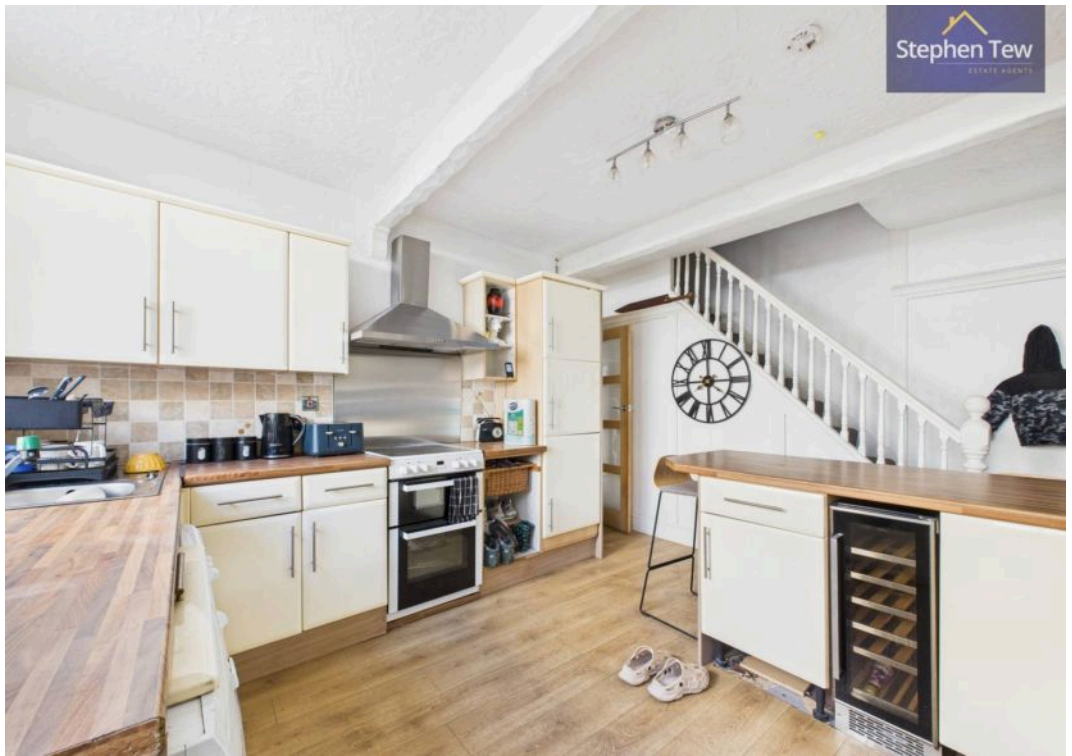
Bedroom 3

6' 11" x 13' 6" (2.11m x 4.12m)

Bathroom

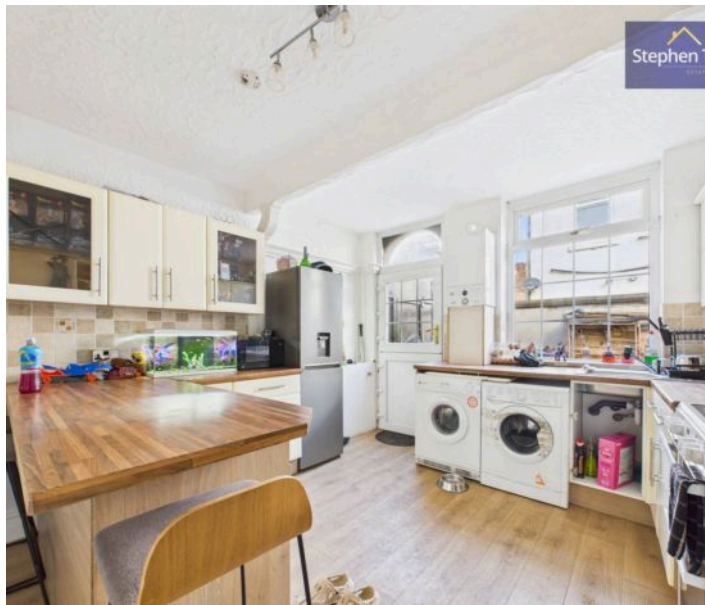
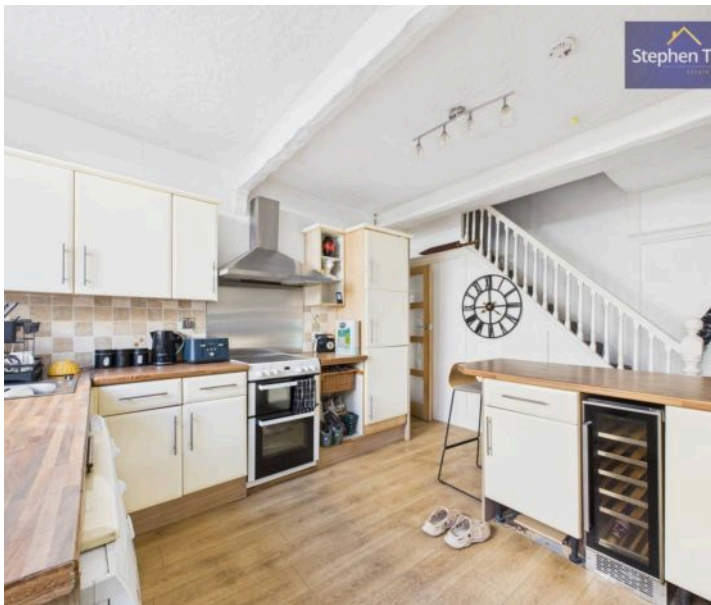
6' 11" x 8' 8" (2.10m x 2.65m)







FRONT GARDEN





Floor 1



Floor 2



Approximate total area¹⁾

1855 ft²

172.4 m²

Reduced headroom

6 ft²

0.6 m²

(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 1



Approximate total area¹⁾

982 ft²

91.3 m²

Reduced headroom

6 ft²

0.6 m²

(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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