



Stephen Tew  
ESTATE AGENTS



58 Hawes Side Lane, Blackpool

£100,000

# 58 Hawes Side Lane

Blackpool, Blackpool

Fantastic opportunity for investment or first time buy in Blackpool FY4. The property is situated on Hawes Side Lane. Located within easy reach of the motorway, close proximity to bus routes to Blackpool town centre, this traditional mid terraced property offers excellent potential for an investor or first time buyer.

Heated by gas central heating and complemented by double glazing, comprising of, entrance hall, lounge, separate dining room, kitchen, landing, two double bedrooms and 3 piece bathroom. Externally there is an enclosed garden.

Council Tax band: A

Tenure: Freehold

- Investment Opportunity
- Two Reception Rooms
- Ideal First Time Buy
- Convenient Location





### Entrance hall

11' 7" x 3' 7" (3.54m x 1.08m)

Entrance hall leading to lounge, dining room and staircase to first floor landing. Central heating from combination boiler.

### Lounge

12' 2" x 10' 11" (3.7m x 3.34m)

double glazed window to the front, gas fire with wood surround, stone hearth and back panel. Radiator to side.

### Dining Room

12' 6" x 11' 7" (3.81m x 3.53m)

Ras fire with matching wood surround. Radiator, Double glazed window to the rear elevation and doorway to Kitchen.

### Kitchen

8' 0" x 7' 10" (2.45m x 2.38m)

With a matching range of base and eye level units and matching worktop. With access to under the stairs storage double glazed window and door to garden.





### Landing

Landing leading to bedrooms, bathroom and access to loft space.

### Bedroom 1

12' 1" x 14' 11" (3.68m x 4.56m)

Two double glazed windows to the front elevation and radiator to the side.

### Bedroom 2

12' 8" x 8' 4" (3.85m x 2.53m)

Built in wardrobes and double glazed window to the rear elevation. Radiator to the rear.

### Bathroom

8' 7" x 7' 11" (2.61m x 2.42m)

Comprises of a matching 3 piece suite, full tiled around bath and leaded double glazed window to rear. Radiator.

### Front Garden

Gated front garden.

### Rear Garden

West facing garden with access to alley.







## Stephen Tew Estate Agents

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