



**Stephen Tew**  
ESTATE AGENTS  
**FOR SALE**  
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**71 Harcourt Road, Blackpool**

Blackpool

Offers Over **£100,000**

# 71 Harcourt Road

Blackpool, Blackpool

Two bedroom end of terraced property situated in a convenient location within close proximity of many amenities, schools and transport links. The accommodation briefly comprises of entrance hall, lounge, kitchen/diner. To the first floor there are two bedrooms along with a three piece bathroom suite. Externally there is an enclosed rear garden. Viewing is recommended to appreciate what is on offer.

Currently tenanted- Option to sell with tenants or vacant possession.

Council Tax band: B

Tenure: Freehold

- Ideal Investment or First Time Buy
- Convenient Location
- Enclosed Rear Garden
- Close To Many Amenities





### Entrance Hall

Entrance hall, radiator.

### Lounge

11' 5" x 11' 3" (3.47m x 3.42m)

Lounge to the front of the property, UPVC double glazed bay window, radiator.

### Kitchen

13' 9" x 9' 6" (4.2m x 2.89m)

Fitted kitchen with a matching range of base and wall units, oven with four ring gas hob, plumbing for washing machine, space for fridge freezer and dryer. UPVC double glazed window and patio doors leading onto rear garden. Radiator.

### Landing

Landing leading to bedrooms and bathroom.

### Bedroom 1

13' 4" x 11' 7" (4.06m x 3.53m)

Bedroom 1 to the front of the property, dual UPVC double glazed windows, fitted sliding wardrobes, radiator.

### Bedroom 2

8' 10" x 10' 0" (2.69m x 3.05m)

Bedroom 2 to the rear of the property, UPVC double glazed window, radiator.

### Bathroom

5' 9" x 5' 12" (1.75m x 1.82m)

Three piece bathroom suite overhead shower, low flush WC, pedestal wash basin, UPVC double glazed opaque window, heated towel radiator.





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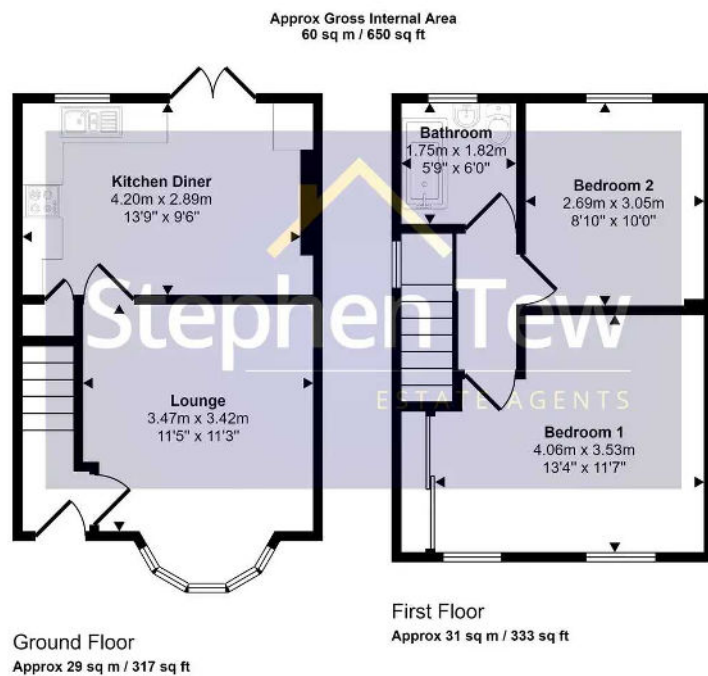




## REAR GARDEN

Enclosed low maintenance rear garden.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



## Stephen Tew Estate Agents

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