

Boothley Road

Blackpool

Offers Over £90,000

Boothley Road

Blackpool

This 3 bedroom mid-terraced property is a must-see for those looking for an investment opportunity or first time buy. In need of modernisation, it is a perfect chance to make your own stamp on this spacious home. Offered to the market with no onward chain, this residence boasts an impressive array of features. Upon entering, you are welcomed by two spacious reception rooms, providing ample room for relaxation and entertainment. The kitchen leads to a convenient utility room, making household chores a breeze. Additionally, the ground floor benefits from a practical wet room with WC. Upstairs, the property boasts three bedrooms, offering ample space for a growing family or house-share. The three piece suite family bathroom completes this floor.

Outside, the property offers both front and rear outdoor spaces. The rear of the property presents an enclosed low maintenance yard, ideal for outdoor dining or hosting social gatherings. Residents will appreciate the convenience of on-street permit parking, ensuring parking is readily available. Situated within easy reach of local amenities, schools, and transport links, offering the perfect balance of comfort and accessibility. Don't miss out on the opportunity to make this property your new home.

Council Tax band: A

Tenure: Freehold

- No Chain
- 2 Reception Rooms
- Utility Room
- Ground Floor Wet Room
- South Facing Yard





Entrance vestibule

3' 8" x 3' 5" (1.11m x 1.05m)

Hallway

10' 11" x 3' 6" (3.34m x 1.07m)

Lounge

14' 8" x 11' 3" (4.47m x 3.44m)

UPVC double glazed bay window to the front elevation, electric fire, radiator.

Dining Room

13' 5" x 12' 4" (4.08m x 3.75m)

UPVC double glazed window to the rear elevation, radiator and door leading onto the kitchen.

Kitchen

9' 3" x 7' 8" (2.81m x 2.33m)

Matching range of base and wall units with fitted worktops, stainless steel sink with draining board and mixer tap, extractor hood. UPVC double glazed window to the side elevation. Door leading onto the utility room. Access to under stairs storage cupboard.

Utility Room

5' 4" x 7' 9" (1.62m x 2.36m)

Leading off from the kitchen. Plumbing and electrical points for washing machine. UPVC double glazed door leading to access the garden.

GF Wet Room

5' 1" x 5' 4" (1.56m x 1.62m)

Leading off from the utility room. Low flush WC, wash basin and shower. UPVC double glazed opaque window to the rear elevation.

Landing

13' 4" x 5' 1" (4.07m x 1.56m)

Bedroom 1

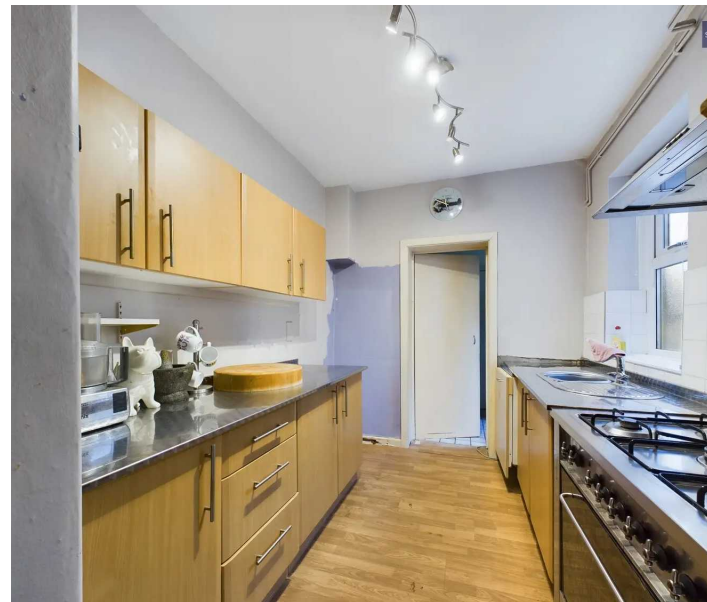
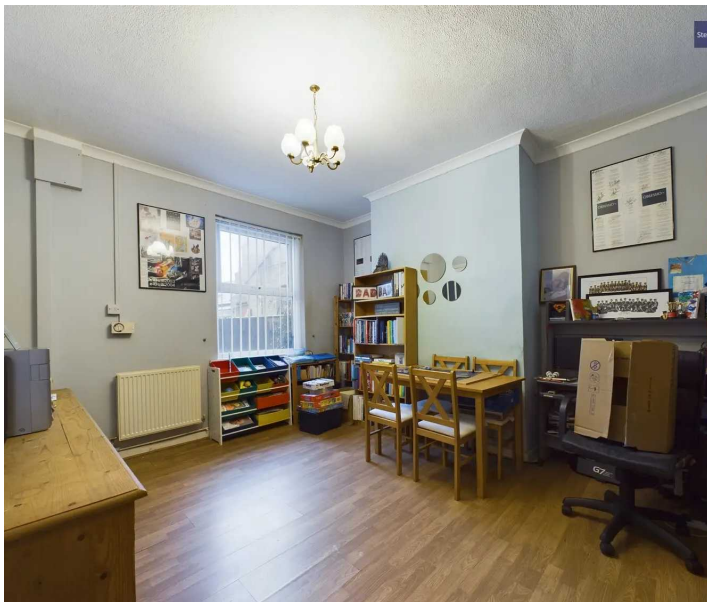
11' 11" x 9' 9" (3.64m x 2.97m)

UPVC double glazed window to the rear elevation, radiator, fitted wardrobes with sliding mirrored doors.

Bedroom 2

12' 0" x 9' 3" (3.67m x 2.83m)

UPVC double glazed window to the front elevation, radiator.







FRONT GARDEN

Enclosed garden to the front with ramp access.

YARD

Enclosed low maintenance South facing yard to the rear.

PERMIT

1 Parking Space

On street permit parking







Stephen Tew Estate Agents

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

01253 401111

info@stephentew.co.uk

www.stephentew.co.uk

