



## 2 bed terraced house to buy in

Chester Road, Blackpool, Blackpool, FY3 8BE

**£55,000** Starting Bid

 x2  x1  x1

Tenure

**Freehold**

On Street parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Fantastic Investment Opportunity
- ✓ New Boiler Installed 2024
- ✓ 2 Bedrooms
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Description

This 2-bedroom mid-terraced house presents a fantastic investment opportunity for both seasoned investors or first-time buyers.

Situated in a prime location with easy access to local schools, shops, and amenities, this property offers convenience and comfort in equal measure.

Upon entering, you are greeted by a lounge area, perfect for relaxation or entertaining guests.

The kitchen boasts ample storage space, providing the ideal setting for culinary enthusiasts.

Upstairs, two bedrooms offer peaceful retreats, while a 3-piece suite bathroom ensures convenience for daily routines.

With a new boiler installed in 2024, this property combines modern comforts with traditional charm, promising a homely ambience for its future owners.

Externally, this property has a low maintenance yard to the rear.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £55,000

Property Type: Terraced House

Parking: On Street

Construction materials: Brick and block

Roofing type: Concrete roof tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

## Lounge

Lounge

4.07m x 3.54m

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## Kitchen

Kitchen

2.29m x 3.57m

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## Bedroom 1

Bedroom 1

3.18m x 3.18m

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## Bedroom 2

Bedroom 2

3.18m x 1.35m

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## Bathroom

Bathroom

2.26m x 1.22m



Approximate total area<sup>®</sup>  
234.44 ft<sup>2</sup>  
21.78 m<sup>2</sup>

Reduced headroom  
3.21 ft<sup>2</sup>  
0.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

Floor 1

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			82
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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