



## 3 bed end of terrace house to buy in FY1

Duke Street, , Blackpool, Lancashire, FY1 6HN

**£87,500** Starting Bid

 x3  x1  x2

Tenure

**Freehold**

On Street parking

## Property features

- ✓ Prime Blackpool Location
- ✓ Three Double Bedrooms
- ✓ Double Fronted End of Terrace
- ✓ Gas Central Heating & Double
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

A freehold end-terraced property located just off the main Lytham Road in Blackpool, offering an excellent investment opportunity for developers, buy-to-let landlords or owner-occupiers looking to add value. Situated in a mixed residential and commercial area with good access to local shops, transport links and Blackpool's attractions, this property currently stands vacant with no onward chain, providing immediate possession and scope for refurbishment and rental or resale. The property briefly comprises of an entrance porch, hallway, lounge, dining kitchen, three double bedrooms, shower room, gas central Heating, double glazing and residents permit parking. Early viewing is advised.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £87,500

Property Type: End of terrace house

Parking: On Street

Year built: 1900

Construction materials: Brick and block

Roofing type: Slate 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: ADSL copper wire

Mobile signal coverage: Good



| Energy Efficiency Rating                           |         |   |
|--|---------|---|
|  | Current | Potential   |
| <i>Very energy efficient - lower running costs</i> |         |   |
| (92-100) <b>A</b>                                  |         |   |
| (81-91) <b>B</b>                                   |         | 88  |
| (69-80) <b>C</b>                                   | 70      |   |
| (55-68) <b>D</b>                                   |         |   |
| (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  |

Duke Street, ., Blackpool, Lancashire, FY1 6HN

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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