



## 3 bed end of terrace house to buy in FY4

Stamford Avenue, Blackpool, FY4 2BH

**£80,000** Starting Bid

 x 3  x 1  x 2

Tenure

**Freehold**

On Street parking

## Property features

- ✓ Being sold via Secure Sale online bidding. Terms & Conditions
- ✓ 3 Bedroom End of Terrace House in Blackpool close to Local Amenities, Transport Links and
- ✓ Upon Entry you are welcomed into the Lounge leading to the Living/Dining Room with an integrated Kitchen that leads onto the West Facing Yard which also houses a storage space and

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)

## Description

This three-bedroom end of terrace house is ideally situated in Blackpool, offering convenient access to local amenities, transport links, and reputable schools. Upon entry, you are welcomed into a comfortable lounge that flows seamlessly into the spacious living and dining area. The integrated kitchen, which is positioned at the rear of the property, provides direct access to the west-facing yard. The ground floor layout is both practical and sociable, making it suitable for a range of lifestyles. Upstairs, the landing leads to the master bedroom at the front of the property, along with two additional bedrooms and a family bathroom. Please note that the property requires some renovation work, presenting a chance for investors to add value.

The west-facing yard is a notable feature, offering outdoor space that is both functional and private. The yard includes a dedicated storage area, ideal for keeping outdoor equipment or bicycles secure. There is also an outdoor WC, providing added convenience for residents and guests. The end of terrace position ensures additional privacy and the opportunity to enjoy the outdoor area with minimal disturbance. The property is located in a residential area with good access to local parks and green spaces, further enhancing the appeal of the outside space. With some thoughtful updates, the yard could be transformed into a charming and low-maintenance garden, adding further value.

EPC Rating: D

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £80,000

Property Type: End of terrace house

Parking: On Street

Construction materials: Brick and block

Roofing type: Slate tiles

Known property issues: Damp

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

Sewerage: Standard UK domestic

Broadband: FTTP (fibre to the premises)



Approximate total area<sup>TM</sup>  
1109 ft<sup>2</sup>  
103.1 m<sup>2</sup>

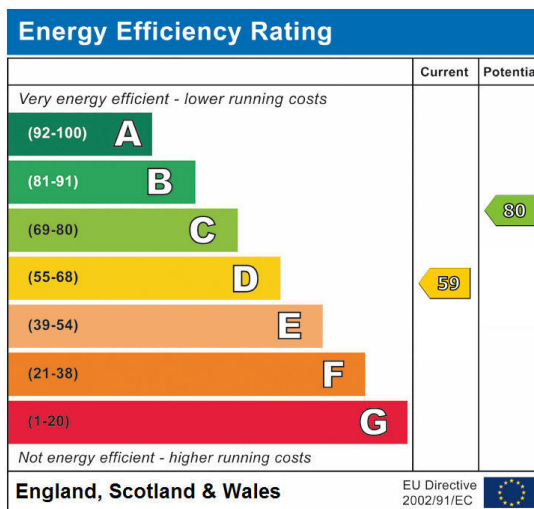


(1) Excluding balconies and terraces

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

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Stamford Avenue, Blackpool, FY4 2BH

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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