

4 Bedroom End Terraced for Sale - **£85,000**  
Eccleston Road, Blackpool, Lancashire, FY1 6NH



**KEY FEATURES:**

- SPACIOUS FOUR BEDROOM TERRACE PROPERTY • LOCATED CLOSE TO ALL LOCAL AMENITIES • IDEAL FOR INVESTORS WITH SITTING TENANTS • WELCOMING HALLWAY & SPACIOUS LOUNGE • LARGE DINING ROOM & MODERN KITCHEN • FOUR GOOD SIZE BEDROOMS • MODERN FITTED THREE PIECE BATHROOM SUITE • LOW MAINTENANCE FRONT & REAR GARDENS

## Description

**\*\*\* ATTENTION INVESTORS - DECEPTIVELY SPACIOUS FOUR BEDROOM TERRACE PROPERTY OFFERED WITH SITTING TENANTS SITUATED IN A POPULAR RESIDENTIAL LOCATION OF BLACKPOOL \*\*\*** Leftmove Estate Agents are delighted to bring to the market this deceptively spacious four bedroom terrace property offered with sitting tenants situated in a popular residential location of Blackpool. Positioned within easy access of all local amenities, travel links and Blackpool town centre, this ideally positioned property boasts spacious living accommodation which on internal inspection briefly comprises of a welcoming entrance hallway, spacious lounge, large dining room, kitchen, four good size bedrooms and a three piece bathroom suite. Externally the property boasts low maintenance front and rear gardens with on street parking available to the front. Gas central heating and double glazing throughout. Viewing comes highly recommended to fully appreciate. OFFERED WITH NO ONWARD CHAIN!



## Ground Floor

**Entrance Hallway - 16' 4" x 3' 3" (4.99m x 1.01m)** Entrance via UPVC double glazed door. Carpeted throughout. Pendant light fitting. Stairs leading to the first floor accommodation.

**Lounge - 15' 11" x 11' 10" (4.87m x 3.62m)** UPVC double glazed bay window to the front elevation. Living flame gas fire with a feature surround and hearth. Carpeted throughout. Pendant light fitting. Double panel radiator.

**Dining Room - 15' 10" x 12' 10" (4.84m x 3.92m)** UPVC double glazed window to the rear elevation. Carpeted throughout. Pendant light fitting. Double panel radiator. TV aerial point.

**Kitchen - 16' 1" x 11' 4" (4.92m x 3.47m)** Two UPVC double glazed windows to the side and rear elevations. Features a range of eye and base level units with contrasting work surfaces and tiled elevations. Stainless steel sink and drainer unit with a chrome mixer tap. Integrated electric double oven with four burner gas hob and overhead extractor canopy. Space for an under cabinet fridge. Vinyl floor covering throughout. Two pendant light fittings. Double panel radiator.

**Utility Room/Cloakroom - 6' 9" x 5' 8" (2.09m x 1.73m)** UPVC double glazed window to the side elevation. Plumbed for a washing machine. Space for a tumble dryer. Tiled flooring throughout. Pendant light fitting. Double panel radiator.



## First Floor

**First Floor Landing - 22' 0" x 5' 8" (6.71m x 1.73m)** Carpeted throughout. Two pendant light fittings. Double panel radiator.

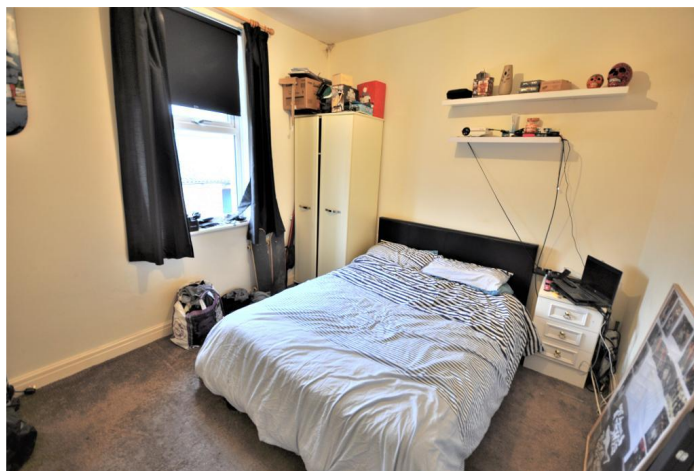
**Bedroom One - 13' 8" x 9' 11" (4.19m x 3.04m)** UPVC double glazed window to the rear elevation. Carpeted throughout. Pendant light fitting. Double panel radiator.

**Bedroom Two - 10' 11" x 9' 10" (3.35m x 3.01m)** UPVC double glazed window to the rear elevation. Carpeted throughout. Pendant light fitting. Double panel radiator.

**Bedroom Three - 12' 11" x 11' 8" (3.96m x 3.56m)** UPVC double glazed window to the front elevation. Carpeted throughout. Pendant light fitting. Double panel radiator.

**Bedroom Four - 11' 5" x 5' 10" (3.5m x 1.79m)** UPVC double glazed window to the front elevation. Carpeted throughout. Pendant light fitting. Double panel radiator.

**Family Bathroom - 7' 7" x 5' 10" (2.34m x 1.8m)** UPVC double glazed window to the side elevation. Features a three piece suite comprising of a low flush WC, pedestal hand wash basin and a panelled bath with overhead shower unit and glass screen. Part tiled elevations. Vinyl floor covering throughout. Ceiling light fitting. Chrome heated towel ladder.



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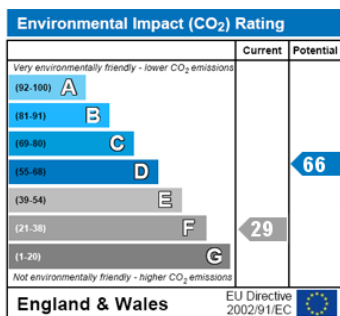
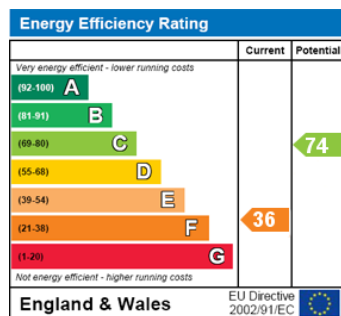
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## Exterior

External - Externally the property boasts low maintenance front and rear gardens with on street parking available to the front.



## Additional Information

Tenure:

We have been advised by the vendor that the property is Freehold. This information should always be checked by a solicitor prior to purchase.

Council Tax:

The property is BAND A for council tax.

Notice:

Please note we have not tested any apparatus, fixtures, fitting or services. Interested parties must undertake their own investigation into the working order of these items. All measurements stated in this brochure are approximate and photographs provided are for guidance only.

*Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor.*

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