



- Two Bedroom Mid Terraced Home
- Bright Lounge Area, Kitchen Dining Area
- Two Double Bedrooms, Modern Bathroom With Separate WC
- Enclosed Rear Yard, Ideal Investment or First Time Buy

## Camden Road, Blackpool, FY3

Offers In Excess Of £80,000

WITH A FULL RE WIRE & NEW GAS CENTRAL HEATING SYSTEM INSTALLED IN 2016 ALONG WITH BOASTING 8% YIELD THE PERFECT INVESTMENT CLEARLY DOES EXIST - WITH A RETURN OF OVER £6500PA - LOUNGE - KITCHEN AREA - TWO DOUBLE BEDROOMS - MODERN BATHROOM WITH SEPARATE WC - ENCLOSED REAR YARD - IDEALLY LOCATED CLOSE TO ALL LOCAL AMENITIES



## Property Description

### VESTIBULE

Door into vestibule and door into lounge.

### LOUNGE

13' 3" x 12' 11" (4.06m x 3.94m) Double glazed window to front, fitted carpet, radiator and living flame gas fire with marble effect hearth and base with wood surround,

### KITCHEN

10' 7" x 8' 11" (3.23m x 2.74m) A range of wall and base units with complimentary work surfaces over, space for fridge freezer and washing machine, gas cooker, vinyl flooring, radiator and double glazed window and door to rear. Stairs to first floor.

### LANDING

Fitted carpet and access to all rooms.

### BEDROOM ONE

12' 8" x 8' 0" (3.88m x 2.44m) Double glazed window to front, fitted carpet and radiator.

### BEDROOM TWO

7' 8" x 7' 4" (2.34m x 2.24m) Double glazed window to rear, fitted carpet and radiator.

### BATHROOM

A two piece suite comprising of pedestal wash hand basin and panelled bath with shower over. Vinyl flooring, heated chrome towel radiator and double-glazed opaque window to front.

### SEPARATE WC

Low flush WC, vinyl flooring and double glazed opaque window to rear.

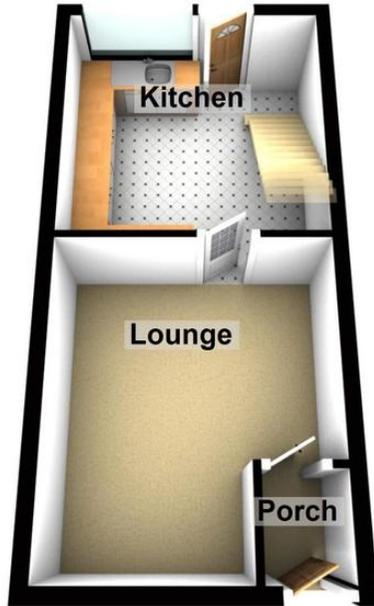




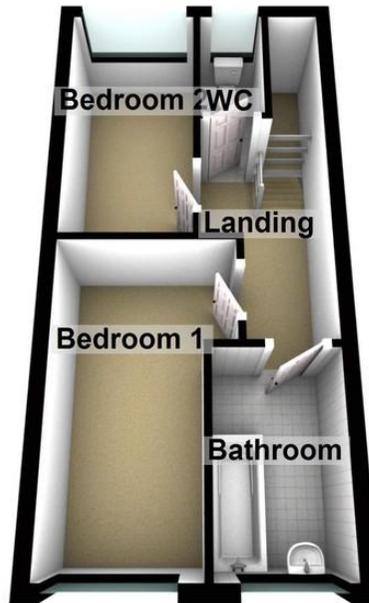
#### EXTERIOR REAR

Low maintenance and enclosed rear yard with a raised flower planter and brick built store.

**Ground Floor**



**First Floor**



Awaiting EPC

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements