



30 Beardshaw Avenue

Blackpool, FY1 6QA

- **Spacious mid terraced house**
- **2 double bedrooms, 2 reception rooms**
- **Gas central heating, double glazing**
- **Off street parking to front, garage to rear**

£85,000

EPC Rating 'TBC'





Property Description

Spacious two bedroom mid terraced house which in need some modernisation and is situated in a convenient location close to local shops, schools and bus routes. The accommodation briefly comprises entrance hall, lounge, dining room, kitchen, two double bedrooms and bathroom. Externally the property offers off road parking, paved garden to rear and garage. The property also boasts gas central heating, double glazing and is offered with no ongoing chain. Ideal first time buy or buy to let investment.

HALLWAY

UPVC exterior door. Laminate floor. Central heating radiator. Stairs to the first floor.

LOUNGE

11' 3" x 11' 0" (3.43m x 3.35m) Double glazed bay window to the front. Central heating radiator.





KITCHEN

14' 8" x 6' 6" (4.47m x 1.98m) A range of fitted wall and base units with complementary work surfaces. Tiled splash backs. One and half bowl stainless steel sink unit. 4 ring gas hob, electric oven and extractor over. Tiled floor. Double glazed window to the rear. Central heating radiator. Double glazed exterior door.

SECOND RECEPTION ROOM

14' 7" x 13' 2" (4.44m x 4.01m) Gas fire. Under stairs storage. Central heating radiator. Spotlights. Laminate floor.

STAIRS

Loft access.

BEDROOM 1

14' 8" x 9' 7" (4.47m x 2.92m) Two double glazed windows to the front. Central heating radiator. Fitted wardrobes.

BEDROOM 2

10' 5" x 8' 4" (3.18m x 2.54m) Double glazed window to the rear. Central heating radiator.

BATHROOM

Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low flush wc. Tiled splash backs. Window to the rear. Laminate floor.

GARDENS

Enclosed paved garden to the rear with access to garage. Off road parking to the front.





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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