



112 Caunce Street

Blackpool, FY1 3NE

- **Mid terraced house in flats**
- **1 x 1 bed Ground floor flat**
- **1 x 2 bed First floor flat**
- **Double glazing**

OFFERS OVER

£85,000

EPC Rating 'TBC'





Property Description

Mid terraced house arranged as two self contained flats situated in a popular, convenient location close to local shops, schools and the town centre. The accommodation briefly comprises communal entrance - Ground floor flat - Lounge, Double Bedroom, Good size kitchen and bathroom. First floor flat - Lounge, Kitchen, Two double bedrooms and Bathroom. Externally the property offers an enclosed garden area to the front, yard to the rear with potential for off road parking. Both units offers double glazing and gas central heating (not tested). The property is in need of modernisation but is an Ideal investment opportunity.

COMMUNAL HALLWAY

UPVC double glazed entrance door. Meter cupboards.

GROUND FLOOR FLAT

HALLWAY

Door leading to basement.





LOUNGE

16' 5" x 12' 10" (5m x 3.91m) Double glazed bay window. Central heating radiator. Gas fire.

BEDROOM

12' x 11' 3" (3.66m x 3.43m) Double glazed window. Central heating radiator.

KITCHEN

11' 9" x 9' 11" (3.58m x 3.02m) Older style fitted wall and base units with work surfaces. Stainless steel sink unit. Plumbed for an automatic washing machine. Storage cupboard. Central heating radiator.



STORAGE AREA

Double glazed window. Double glazed door leading out to the rear. Boiler (not tested)

BATHROOM

Older style coloured suite comprising bath with shower over, wc and pedestal wash hand basin. Double glazed window. Central heating radiator.

FIRST FLOOR FLAT

ENTRANCE HALL

Stairs leading to the first floor with split level landing.



LOUNGE

13' 5" x 10' 1" (4.09m x 3.07m) Double glazed window to the front elevation. Ornate tiled fireplace. Central heating radiator.

KITCHEN

10' 1" x 7' 3" (3.07m x 2.21m) Older style fitted wall and base units with work surfaces. Stainless steel sink unit. Double glazed window. Central heating radiator. Wall mounted central heating boiler.

LANDING

Two loft access hatch. Skylight.



BEDROOM ONE

11' 11" x 11' 5" (3.63m x 3.48m) Double glazed window to the rear. Central heating radiator.

BEDROOM TWO

11' 9" x 11' 5" (3.58m x 3.48m) Double glazed window. Central heating radiator.

BATHROOM

Older style coloured suite comprising bath with



shower over, wc and pedestal wash hand basin.
Double glazed window. Central heating radiator.
Two storage cupboards.

EXTERNAL

Enclosed easily maintained garden area to the front.
Yard to the rear providing potential for off road
parking.



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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