



25 St. Chads Road

Blackpool, FY1 6BP

- **Deceptive mid terraced house**
- **Four bedrooms, Two reception rooms**
- **Utility/workshop, Double Glazed**
- **Gas central heating, Close to Promenade**

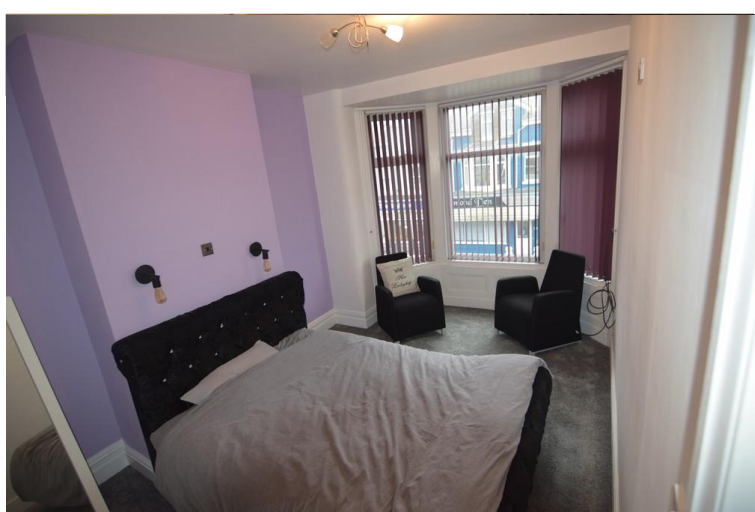
Auction Guide Price

£125,000

EPC Rating 'TBC'



25 St. Chads Road, Blackpool, FY1 6BP



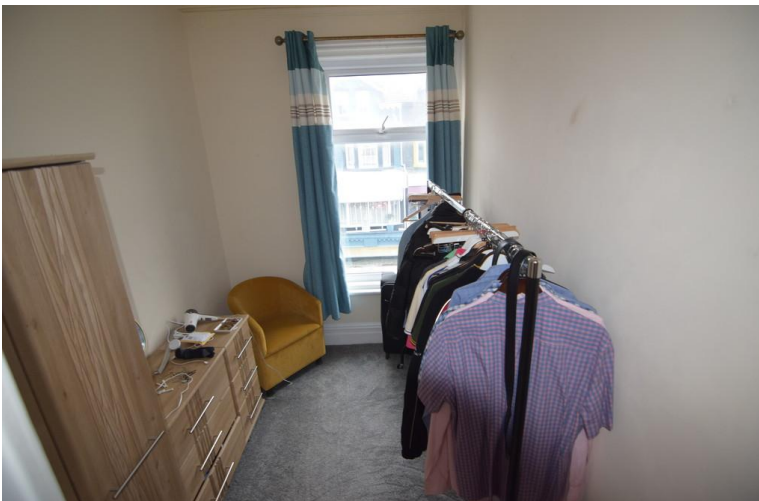
Property Description

FOR SALE BY AUCTION. GUIDE PRICE £99,000.
TERMS & CONDITIONS APPLY.

Deceptively spacious four bedroom mid terraced house situated close to local amenities, shops and just off The Promenade. The accommodation briefly comprises entrance hall, lounge, second reception room, breakfast kitchen, four bedrooms and modern spacious four piece bathroom. Externally the property offers an enclosed low maintenance garden area to the front and large yard area to the rear, providing off street parking to the rear for two vehicles via double gates and access to the utility/workshop room. The property also boasts gas central heating (we have been advised that the boiler was fitted in December 2022) and double glazing.

ENTRANCE HALL

UPVC double glazed entrance door. Internal window through to the lounge. Double glazed window to the side. Laminate flooring.





HALLWAY

Stairs leading to the first floor. Central heating radiator. Meter cupboard. Understairs storage cupboard.

LOUNGE

25' 9" x 12' 3" (7.85m x 3.73m) (at widest point) Double glazed bay window to the front. Feature Adams style fireplace housing an electric fire. Two central heating radiators.

SECOND RECEPTION ROOM

11' 8" x 10' 0" (3.56m x 3.05m) Double glazed window and door leading out to the rear. Central heating radiator.

BREAKFAST KITCHEN

Range of modern fitted wall and base units with complimentary work surfaces. Tiled splashbacks. Ceramic one and a half bowl sink unit. Central heating radiator. Laminate flooring. Spotlights to ceiling. Double glazed door and window to rear.

STAIRS AND LANDING

Split level landing. Loft access.

BEDROOM ONE

14' 2" x 11' 1" (4.32m x 3.38m) 9to rear of robes) Double glazed window to the rear. Central heating radiator. Built-in robes

BEDROOM TWO

15' 8" x 9' 10" (4.78m x 3m) (at widest point) Double glazed bay window to the front. Central heating radiator.

BEDROOM THREE

9' 3" x 6' 9" (2.82m x 2.06m) Double glazed window. Central heating radiator.

BEDROOM FOUR

8' 6" x 6' 10" (2.59m x 2.08m) Double glazed window. Central heating radiator.

BATHROOM

Four piece suite comprising vanity sink unit, low flush wc, feature shower cubicle and free standing bath. Heated towel rail. Central heating radiator. Two double glazed windows. Spotlights to ceiling.



EXTERNAL

Enclosed easy maintenance garden to the front.
Spacious yard area to the rear providing off road parking for two vehicles via double gates.
Utility/workshop with plumbing for an automatic washing machine

%epcGraph_c_1_325%