



**Stephen Tew**  
ESTATE AGENTS



**25 Burgate, Blackpool**  
Blackpool

Offers Over **£120,000**

# 25 Burgate

Blackpool, Blackpool

Fabulous opportunity to purchase this two bedroom semi-detached property offering an abundance of potential, situated in a popular residential location being within close proximity of many amenities, shops and transport links. The accommodation briefly comprises of entrance hall, lounge, inner hallway, dining room, downstairs WC, kitchen. To the first floor there are two double bedrooms along with a three piece bathroom suite. Externally there is an enclosed west facing rear garden along with a driveway providing off road parking.

Council Tax band: A

Tenure: Freehold

- Ideal First Time Buy
- Popular Residential Location
- Two Double Bedrooms
- Two Reception Rooms
- Close To Many Amenities
- No Onward Chain





### Entrance Hall

### Lounge

15' 5" x 12' 7" (4.7m x 3.84m)

UPVC double glazed character bay window to the front elevation, gas fire with wood surround.

### Dining Room

10' 10" x 10' 11" (3.31m x 3.32m)

UPVC double glazed window to the rear elevation, gas fire with wood effect surround.

### Inner Hallway

Inner Hallway leading onto WC and dining room.

### Kitchen

6' 7" x 8' 10" (2.01m x 2.7m)

Fitted with a matching range of base and wall units, plumbing for washing machine, UPVC double glazed window and door leading onto rear garden. Electric storage heater.

### WC

8' 0" x 4' 4" (2.45m x 1.33m)

Comprising of low flush WC, UPVC double glazed opaque window.



### Landing

Landing leading to bedrooms and bathroom

### Bedroom 1

13' 2" x 12' 7" (4.01m x 3.84m)

UPVC double glazed window to the front elevation, storage heater.

### Bedroom 2

11' 1" x 8' 8" (3.38m x 2.64m)

UPVC double glazed window to the rear elevation, storage heater.

### Bathroom

11' 1" x 8' 8" (3.38m x 2.64m)

Three piece bathroom suite, white panelled bath with overhead shower, low flush WC, pedestal hand wash basin, UPVC double glazed opaque window, storage



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### REAR GARDEN

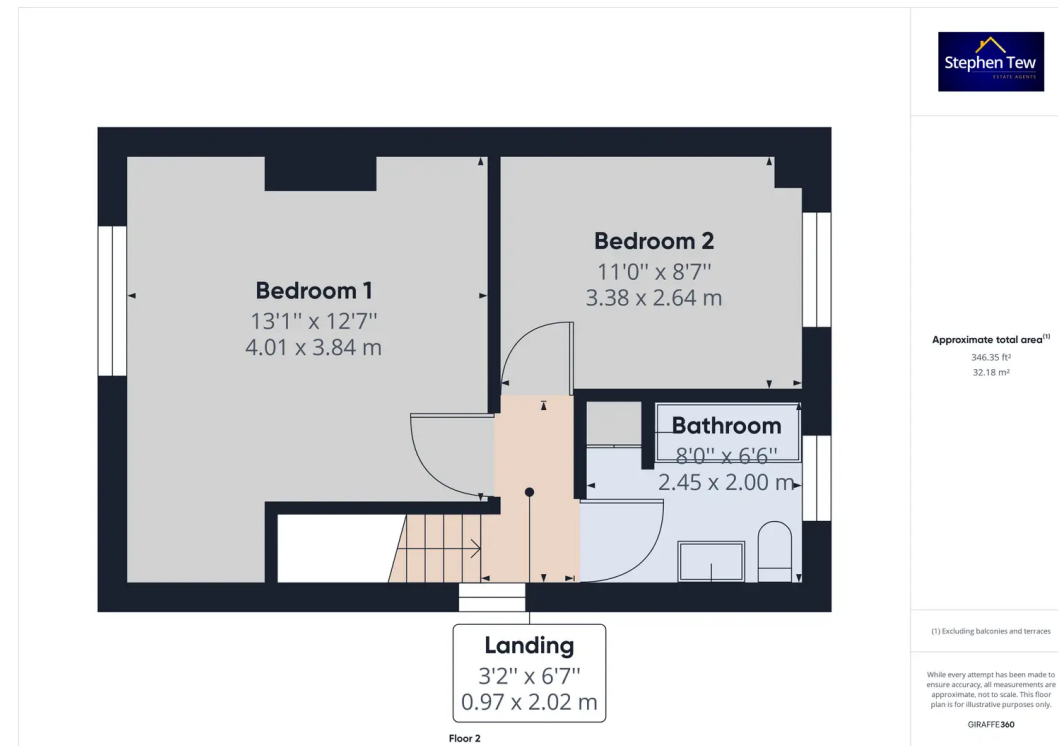
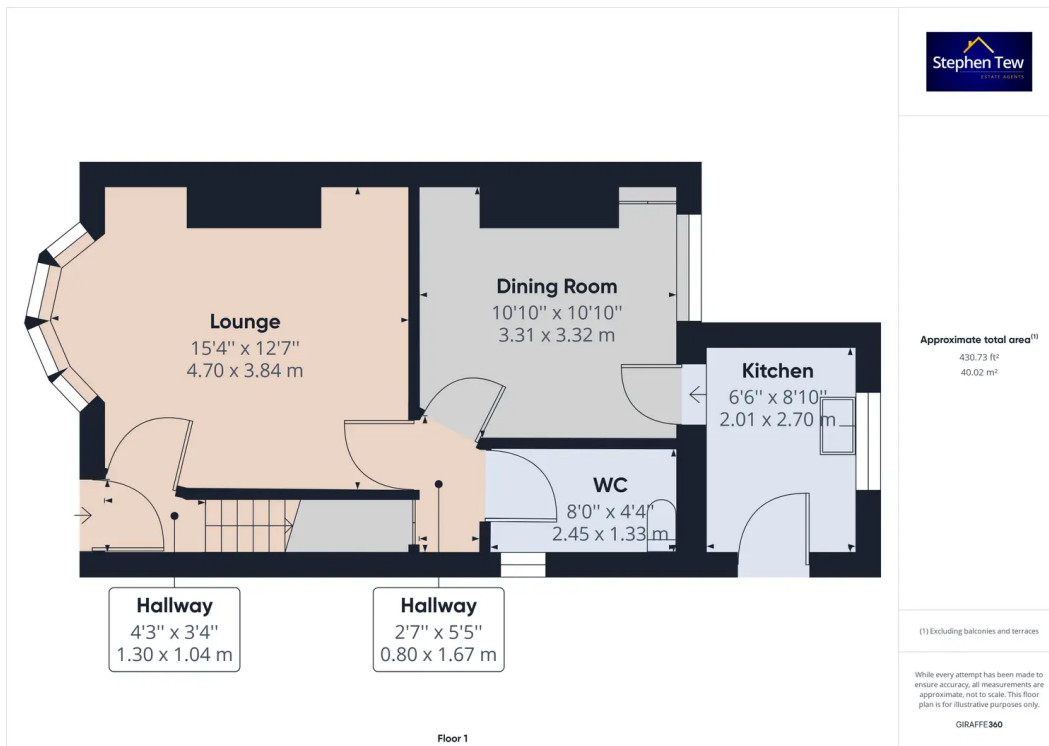
Enclosed west facing rear garden. Gated side access.

### OFF ROAD

1 Parking Space

Driveway providing off road parking







## Stephen Tew Estate Agents

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