



Grosvenor Street, Blackpool

Lancashire, FY1 3DX

- **SPACIOUS 3 BEDROOM MID TERRACED HOUSE**
- **TWO RECEPTION ROOMS, UTILITY ROOM**
- **IDEAL FIRST TIME BUY OR BUY TO LET**
- **THREE PIECE BATHROOM, NO CHAIN INVOLVED**

£99,950

EPC Rating '44'





Property Description

Deceptively spacious three bedroom mid terraced house, situated in a convenient location close to the town centre, transport links, shops and other local amenities.

Accommodation comprising vestibule, entrance hallway, lounge, dining room, kitchen, utility room, three first floor bedrooms and a three piece bathroom. Externally with easily maintained paved gardens to the front and rear. The property also benefits from gas central heating and double glazing.

Ideal first time buy or buy to let investment. No chain involved.



VESTIBULE

Double glazed exterior door. Meter cupboard.

HALLWAY

Stairs to the first floor. Central heating radiator. Coved ceiling. Meter cupboard.

LOUNGE

13' 9" x 10' 5" (4.19m x 3.18m) Double glazed bay window to the front. Coved ceiling. Meter cupboard.

DINING ROOM

13' 3" x 11' 0" (4.04m x 3.35m) Double glazed window to the rear. Central heating radiator. Under stairs storage cupboard.



KITCHEN

9' 5" x 8' 7" (2.87m x 2.62m) A range of fitted wall and base units with complementary work surfaces. Tiled splash backs. Stainless steel sink unit with mixer tap. Integrated 4 ring gas hob, electric hob and extractor over. Double glazed window to the side. UPVC exterior door.

UTILITY ROOM

8' 1" x 6' 4" (2.46m x 1.93m) Double glazed window to the side. Base unit with complementary work surface and inset stainless steel sink unit. Plumbed for washing machine. Wall mounted boiler. Double glazed window to the side.



BATHROOM

Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low flush wc. Part tiled elevations. Double glazed window to the rear. Central heating radiator.

GARDENS

Easily maintained paved garden area to the rear with access to the rear alleyway. Low maintenance paved garden to the front.

STAIRS

Split level landing. Loft access. Two central heating radiators.

BEDROOM 1

14' 1" x 11' 4" (4.29m x 3.45m) Two double glazed windows to the front. Central heating radiator. Feature original fireplace.

BEDROOM 2

13' 2" x 8' 4" (4.01m x 2.54m) Double glazed window to the rear. Central heating radiator. Feature original fireplace.

BEDROOM 3

9' 7" x 5' 6" (2.92m x 1.68m) Double glazed window to the side. Central heating radiator.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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