

**19 Clarendon Road, Blackpool**

Blackpool

Offers Over **£100,000**

# 19 Clarendon Road

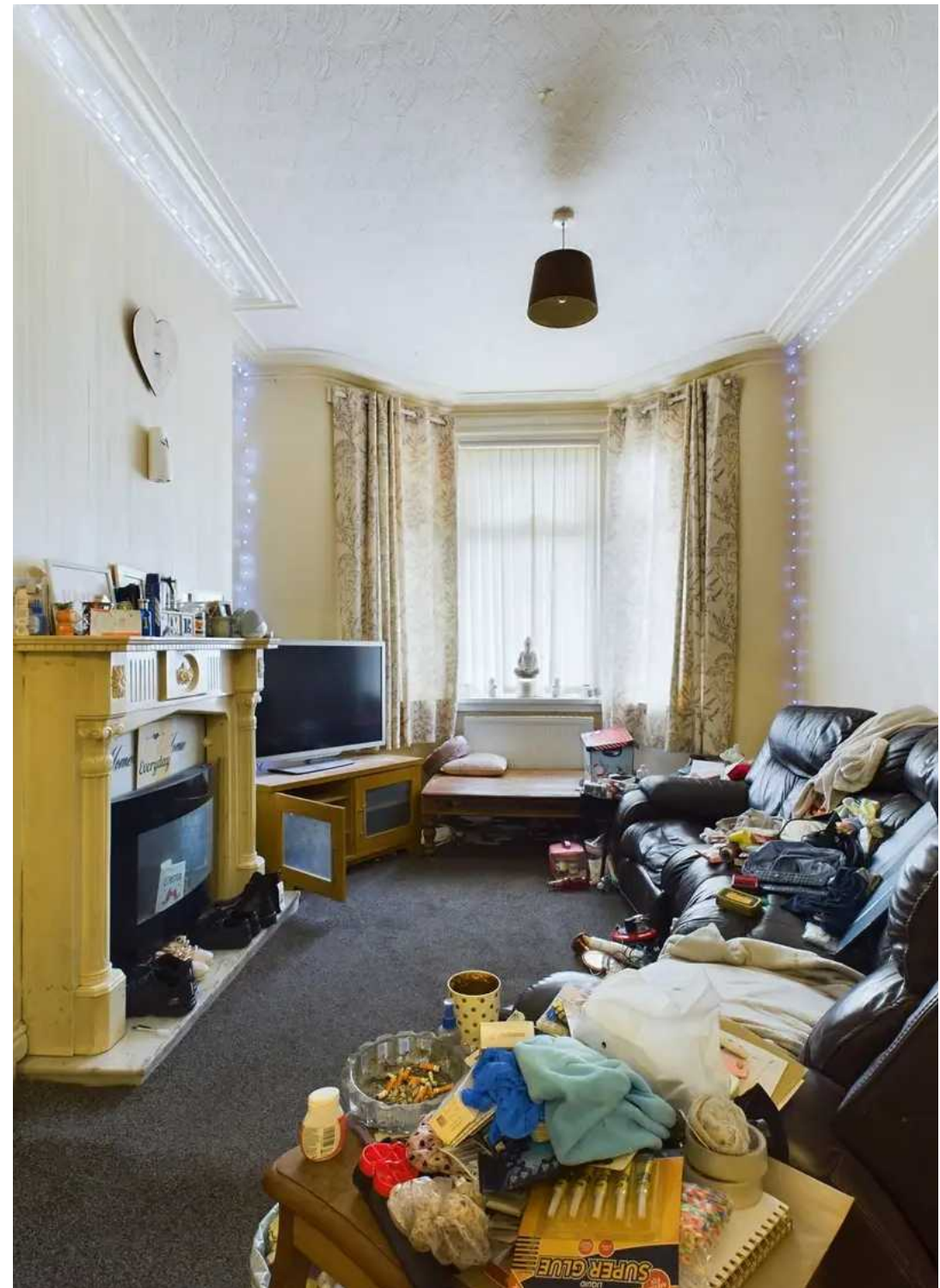
Blackpool, South Shore

6 bedroom mid-terraced three storey property situated in a convenient location off Lytham Road within close proximity of many amenities, schools, shops and transport links. The accommodation briefly comprises of entrance vestibule, hallway, open-plan lounge/dining room, kitchen, storage room, downstairs bathroom. To the first floor there are three double bedrooms along with a family bathroom and separate WC. To the second floor there are a further three bedrooms and a WC. Externally there is an enclosed yard. Tenant currently in SITU paying £650PCM.

Council Tax band: A

Tenure: Freehold

- Investment Opportunity
- Three-Storey Property
- Convenient Location
- Tenants In Situ





### Entrance Vestibule

### Hallway

10' 11" x 3' 8" (3.34m x 1.11m)

Leading to lounge/dining area, stairs to first floor, radiator.

### Lounge

11' 10" x 11' 1" (3.61m x 3.38m)

UPVC double glazed walk in bay window to the front elevation, electric fire with fireplace. Radiator.

### Dining Room

13' 2" x 11' 11" (4.01m x 3.64m)

Dining Area, radiator, leading to kitchen. Under stairs storage.

### Kitchen

15' 3" x 10' 2" (4.65m x 3.09m)

Fitted with a matching range of base and wall units, plumbing for washing machine and dryer, space for fridge freezer, extractor hood. UPVC double glazed window to the rear elevation and door providing access to rear yard.

### Storage Room

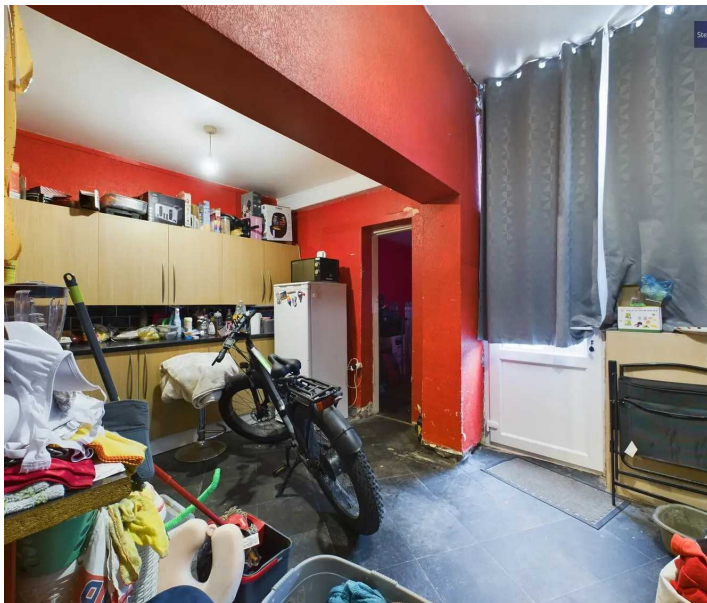
12' 1" x 6' 5" (3.69m x 1.96m)

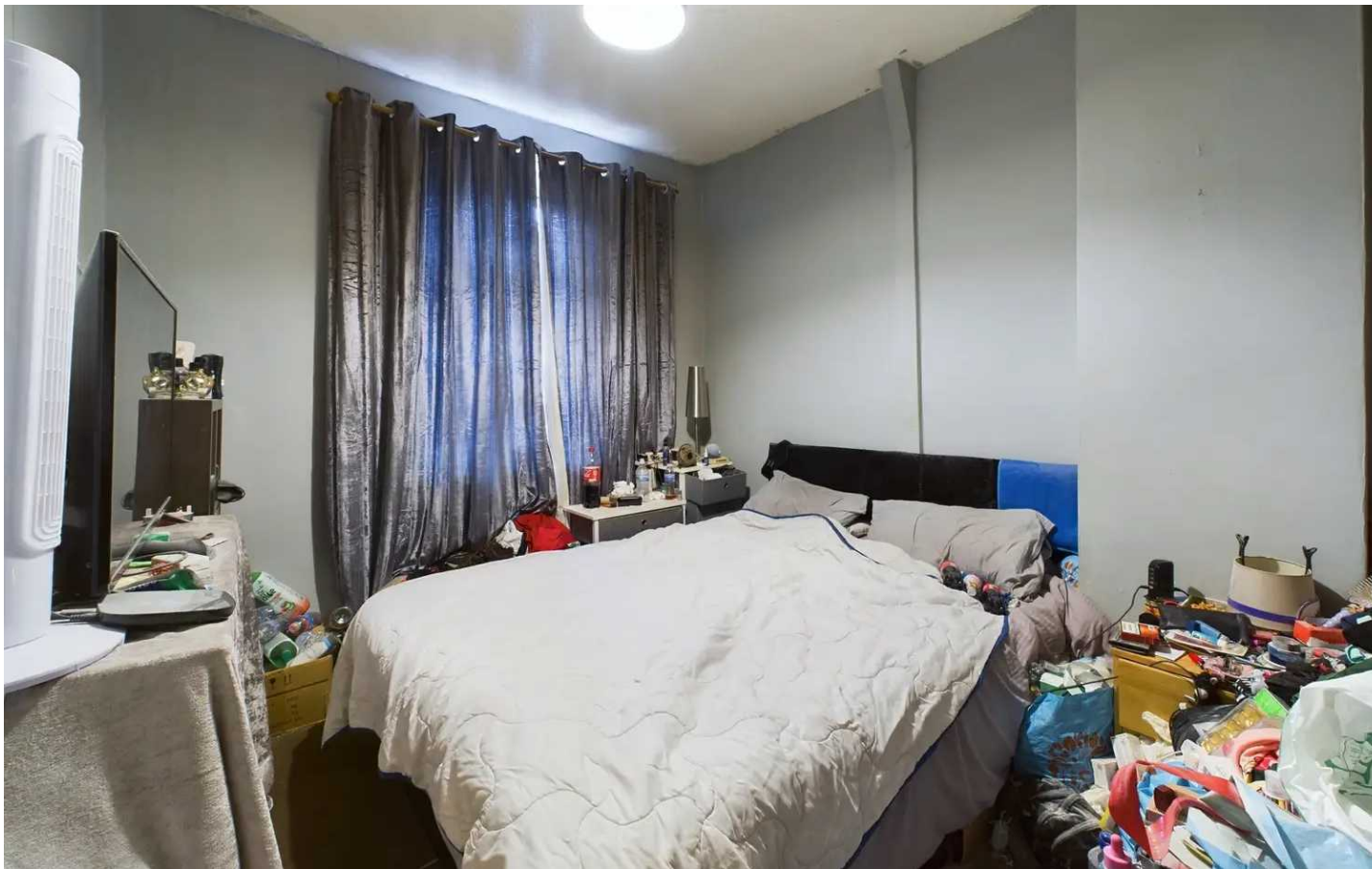
Storage area leading off the kitchen, leading to GF bathroom.

### GF Bathroom

5' 7" x 5' 5" (1.71m x 1.65m)

Tiled three piece GF bathroom comprising of shower cubicle, low flush WC, hand wash basin with underneath storage, UPVC double glazed opaque window to the side elevation, radiator.





### Entrance Vestibule

### Hallway

10' 11" x 3' 8" (3.34m x 1.11m)

Leading to lounge/dining area, stairs to first floor, radiator.

### Lounge

11' 10" x 11' 1" (3.61m x 3.38m)

UPVC double glazed walk in bay window to the front elevation, electric fire with fireplace. Radiator.

### Dining Room

13' 2" x 11' 11" (4.01m x 3.64m)

Dining Area, radiator, leading to kitchen. Under stairs storage.

### Kitchen

15' 3" x 10' 2" (4.65m x 3.09m)

Fitted with a matching range of base and wall units, plumbing for washing machine and dryer, space for fridge freezer, extractor hood. UPVC double glazed window to the rear elevation and door providing access to rear yard.

### Storage Room

12' 1" x 6' 5" (3.69m x 1.96m)

Storage area leading off the kitchen, leading to GF bathroom.

### GF Bathroom

5' 7" x 5' 5" (1.71m x 1.65m)

Tiled three piece GF bathroom comprising of shower cubicle, low flush WC, hand wash basin with underneath storage, UPVC double glazed opaque window to the side elevation, radiator.

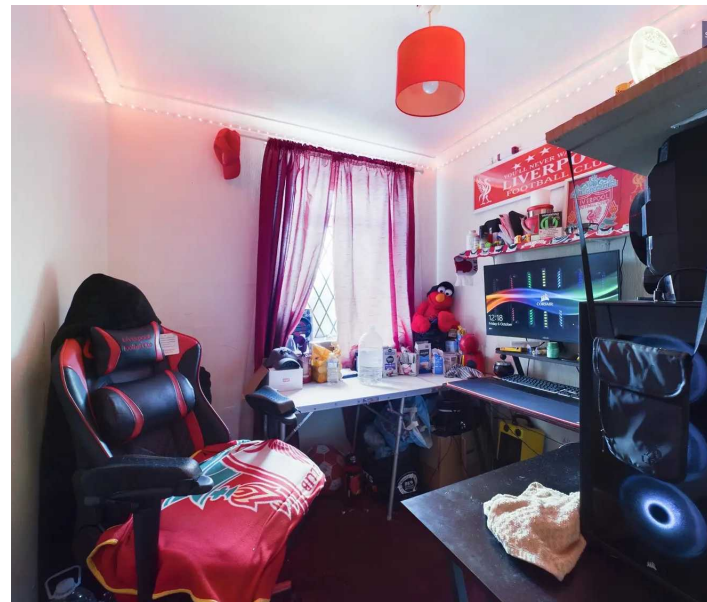
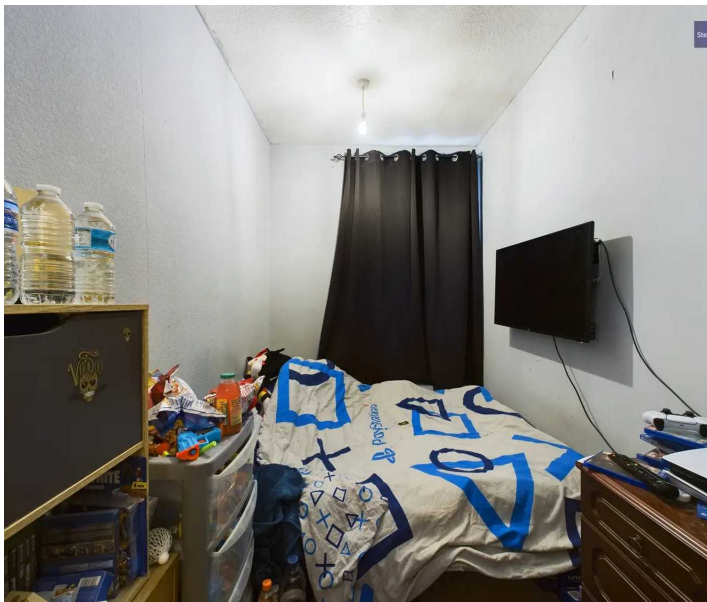
### Landing

Split level landing leading to bathroom separate WC, and three bedrooms. Stairs leading to second floor. Radiator.

### Bathroom

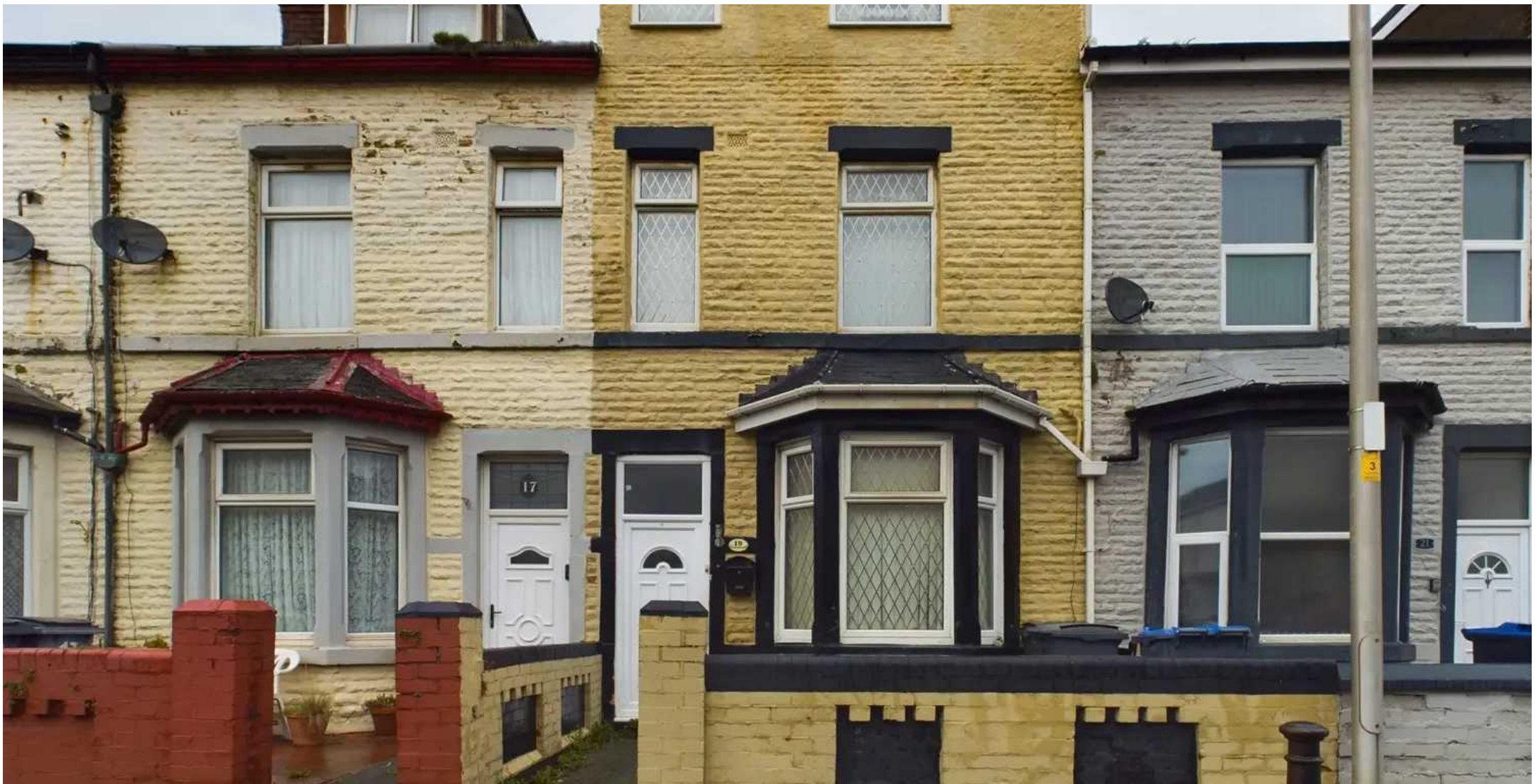
6' 8" x 7' 4" (2.03m x 2.24m)

Two piece bathroom suite comprising of corner









## Stephen Tew Estate Agents

Stephen Tew Estate Agents, 132 Highfield Road - FY4 2HH

01253 401111

[info@stephentew.co.uk](mailto:info@stephentew.co.uk)

[www.stephentew.co.uk](http://www.stephentew.co.uk)

