



PROCTORS

ESTATE AGENTS

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Overdale Grove, Blackpool

“Offers Over” £120,000

A deceptively spacious mid terrace townhouse situated in a residential area on the fringe of Blackpool. It has easy access into the town centre and also to the regions motorway network (M55). The accommodation has a spacious reception room, a fully fitted dining kitchen and 2 piece cloakroom on the ground floor. There are 4 bedrooms and a large bathroom on the first floor. It has gas central heating and PVC double glazing. Externally there is an enclosed rear garden with 2 timber sheds and a driveway to the front. This is a larger than average property and an ideal residential buy to let investment. Viewing is recommended to fully appreciate.



Overdale Grove, Blackpool

ACCOMMODATION

ENTRANCE PORCH

ENTRANCE HALL

LOUNGE

20' 10" x 10' 9" (6.36m x 3.3m) 2 PVC double glazed windows, 2 double radiators

FULLY FITTED DINING KITCHEN

20' 10" x 10' 9" (6.36m x 3.3m) Wall and floor units including drawers, built in oven, gas hob, extractor, stainless steel single drainer sink unit, 2 PVC double glazed windows & door, radiator, storage cupboard downstairs

TWO PIECE CLOAKROOM

5' 6" x 3' 7" (1.7m x 1.1m) Wash basin, WC, radiator, PVC double glazed window

FIRST FLOOR LANDING

BEDROOM ONE

11' 9" x 10' 9" (3.6m x 3.3m) Radiator, PVC double glazed window

BEDROOM TWO

14' 7" x 7' 9" (4.47m x 2.37m) Radiator, PVC double glazed window

BEDROOM THREE

12' 9" x 8' 6" (3.9m x 2.6m) Radiator, PVC double glazed window

BEDROOM FOUR

9' 6" x 7' 2" (2.9m x 2.2m) Radiator, PVC double glazed window, laminate floor



Tenure	Freehold
Ground Rent	
Council Tax Band	Band
Local Authority	
EPC Rating	65d

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

Overdale Grove, Blackpool

BATHROOM

10' 3" x 4' 11" (3.14m x 1.5m) Panelled bath with shower & screen, wash basin, WC, chrome radiator & towel rail, boiler cupboard with gas fired central heating boiler unit

OUTSIDE

DRIVEWAY TO FRONT

Garden area (approximately 6m deep)

ENCLOSED REAR GARDEN

Land, 2 timber sheds (approximately 8m deep)

PLEASE NOTE

VIEWINGS ARE TO BE ARRANGED THROUGH PROCTORS AND ARE BY APPOINTMENT ONLY. WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		