



Brun Grove, Blackpool

Offers Over **£75,000**

Brun Grove

Blackpool

This 2 bedroom mid-terraced property is an excellent investment opportunity, or ideal first time buy. Situated in a popular residential location, this property benefits from being within close proximity to local schools, amenities and transport links. With no chain, it presents an ideal opportunity for first-time buyers, investors, or those simply looking to downsize.

Inside, the property comprises of a lounge to the front, open plan kitchen and dining area with an additional room for use as a utility/storage room. Upstairs you will find two well-proportioned bedrooms and family bathroom.

Outside, this property offers a south-facing garden to the rear, providing a peaceful retreat to enjoy on sunny days.

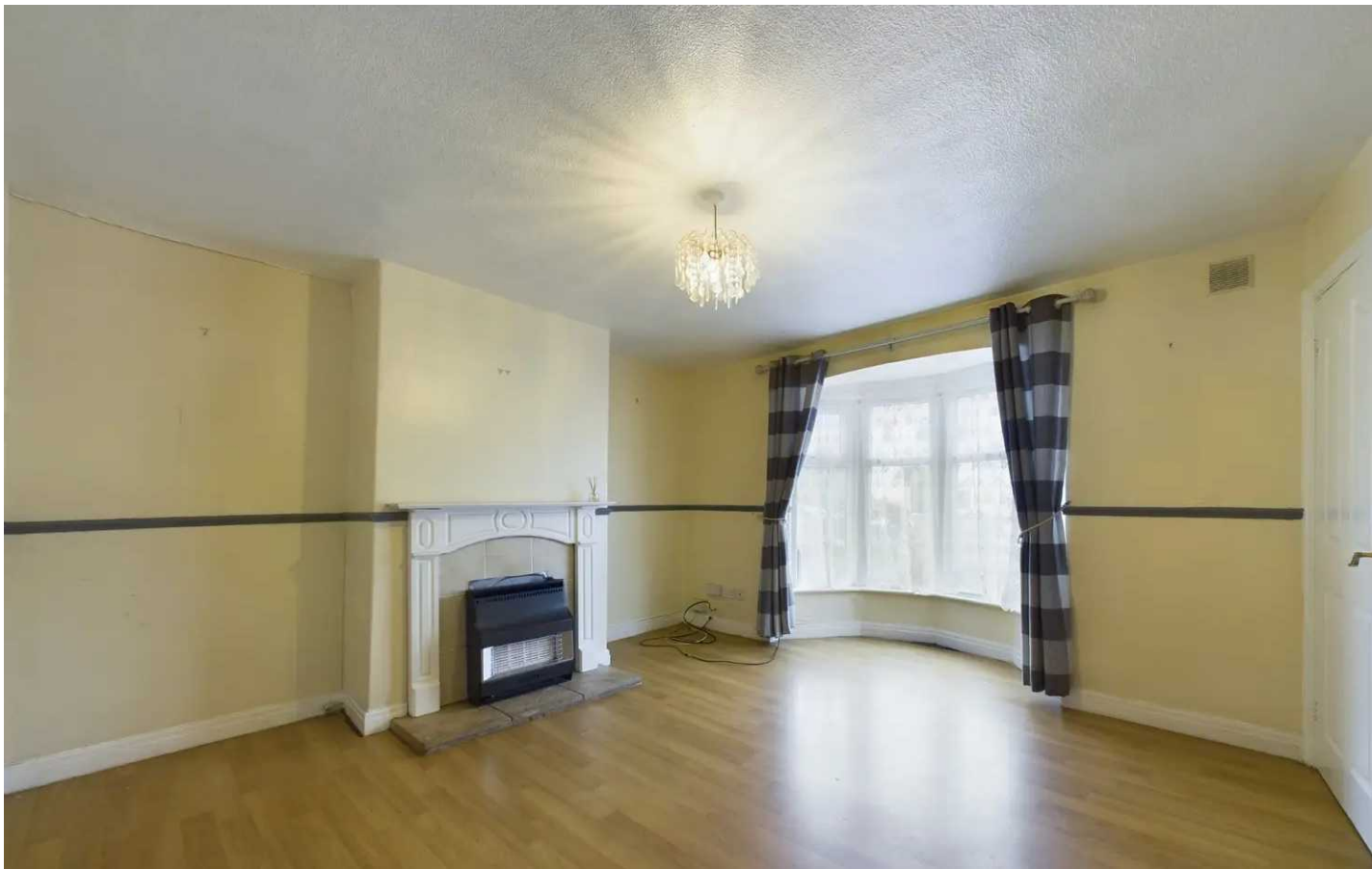
With its desirable location, attractive features, and investment potential, this property is a must-see for anyone seeking their first home or a lucrative opportunity.

Council Tax band: A

Tenure: Freehold

- No Chain
- South Facing Garden
- Investment Opportunity





Entrance Hall

5' 7" x 2' 9" (1.69m x 0.84m)

Lounge

13' 0" x 13' 3" (3.97m x 4.04m)

UPVC double glazed bay window to the front elevation, gas fire with surround, laminate flooring, storage heater.

Kitchen/Diner

11' 1" x 16' 5" (3.37m x 5.00m)

Matching range of base and wall units with fitted worktops, stainless steel sink with draining board, storage heater and access to under stairs storage cupboard. UPVC double glazed windows to the rear elevation and door leading onto to utility room.

Utility Room

8' 2" x 4' 11" (2.49m x 1.51m)

Leading off from the kitchen. Windows to the rear and side elevations, door leading onto the garden.





Landing

2' 10" x 9' 0" (0.87m x 2.75m)

Bedroom 1

12' 5" x 13' 4" (3.79m x 4.06m)

UPVC double glazed window to the front elevation, storage heater and built in wardrobes.

Bedroom 2

8' 6" x 9' 0" (2.60m x 2.74m)

UPVC double glazed window to the rear elevation.

Bathroom

11' 9" x 6' 11" (3.57m x 2.11m)

Comprising of low flush WC, wash basin and bath with overhead shower attachment. UPVC double glazed opaque window to the rear elevation, storage heater and storage cupboards.





FRONT GARDEN

REAR GARDEN

South facing garden to the rear.

ON STREET

1 Parking Space







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