



Brook Street, Blackpool

Offers Over £100,000

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Presenting this well-presented and inviting 2-bedroom mid-terraced house, this property offers a fantastic opportunity for both first-time buyers and astute investors. Situated in a desirable location, this charming residence features a range of desirable amenities and is aesthetically appealing, making it a must-see property.

As you step into the property, you are welcomed by an entrance vestibule which leads you into the tastefully decorated lounge. With its neutral palette and abundance of natural light, this space provides a warm and inviting atmosphere, perfect for relaxation and entertainment. Continuing through the property, you will find a fitted kitchen equipped with modern appliances, offering ample storage and workspace for all culinary needs.

Venturing upstairs, you will discover two well-proportioned bedrooms, each boasting a comfortable haven for restful nights. A three piece bathroom completes the first-floor accommodation. Further enhancing the appeal of this property is a boarded loft room with a ladder, which provides an additional space.

Outside, this property boasts an enclosed south east-facing yard, offering a private and low-maintenance outdoor space, ideal for relaxing or hosting outdoor gatherings.

In summary, this well-presented and conveniently located property offers an ideal opportunity for those seeking a comfortable and charming home or a buy-to-let investment. With its desirable features, including gas central heating, uPVC double glazing, and an enclosed south east-facing yard, this property is sure to impress. Interested parties are encouraged to arrange a viewing to fully appreciate all that this property has to offer.

Council Tax band: A

Tenure: Freehold

- Well Presented Mid Terrace House
- Gas Central Heating, uPVC Double Glazing
- Enclosed South Facing Yard
- Conveniently located for amenities



**Entrance vestibule**

3' 3" x 3' 6" (1.00m x 1.06m)

Lounge

13' 11" x 13' 5" (4.25m x 4.09m)

UPVC double glazed window to the front elevation, radiator, built in storage unit.

Kitchen

8' 6" x 13' 3" (2.60m x 4.04m)

Matching range of base and wall units with fitted worktops, integrated oven and four ring hob with extractor hood, stainless steel sink with draining board. UPVC double glazed window and door to the rear elevation.

Landing

2' 7" x 7' 7" (0.80m x 2.32m)

Loft access.

Bedroom 1

11' 0" x 13' 6" (3.36m x 4.12m)

UPVC double glazed window to the front elevation, radiator.

Bedroom 2

11' 10" x 5' 7" (3.60m x 1.71m)

UPVC double glazed window to the rear elevation, radiator.

Bathroom

8' 10" x 7' 7" (2.68m x 2.31m)

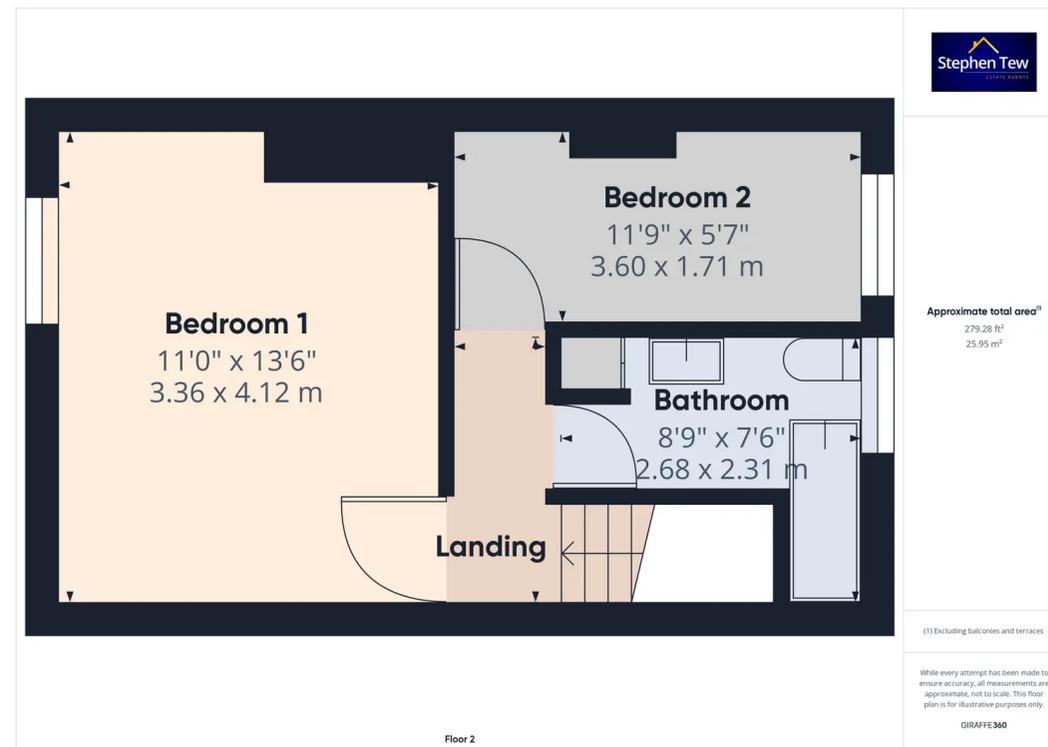
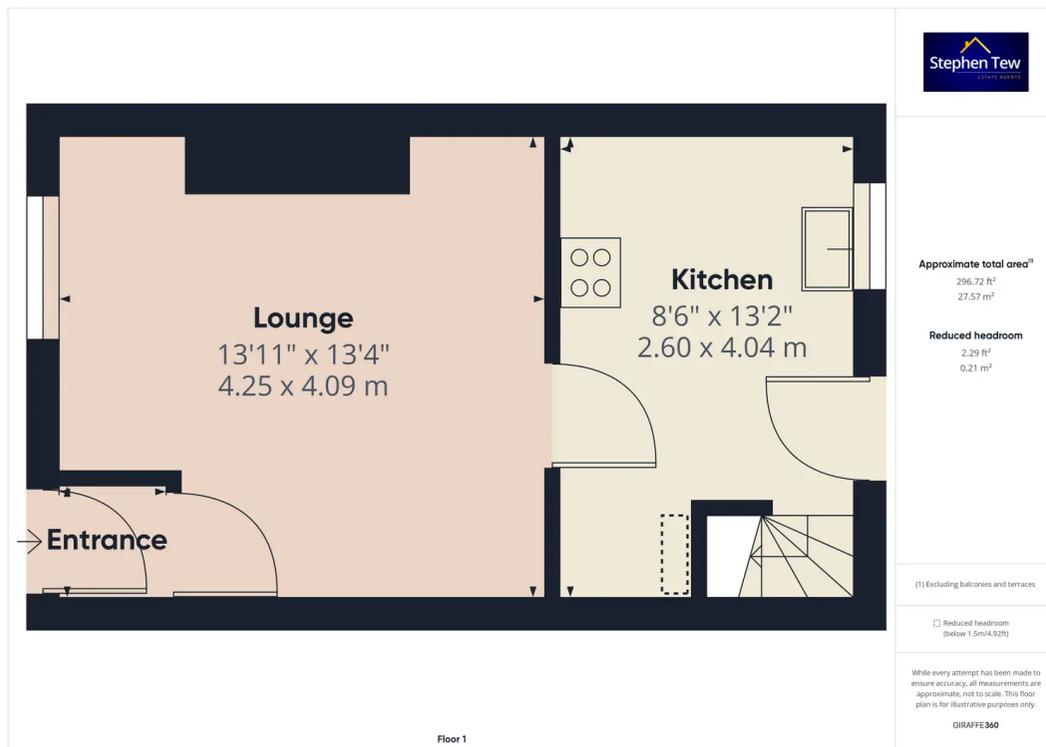
Three piece suite comprising of low flush WC, wash basin and bath with overhead shower attachment. UPVC double glazed opaque window to the rear elevation, heated towel rail and storage cupboard.

Yard

Enclosed yard to the rear with artificial lawn and rear gate access.









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