



## 104 Abbey Road, South Shore

Blackpool, FY4 2JZ

- **Deceptively spacious terraced house**
- **Two double bedrooms**
- **Gas central heating**
- **UPVC double glazing**

**£100,000**

EPC Rating '48'



104 Abbey Road, Blackpool, FY4 2JZ



## Property Description

**Deceptively spacious mid terraced house situated in a popular residential location close to local shops, schools and bus routes. The accommodation briefly comprises entrance hall, lounge, dining room, kitchen, two double bedrooms to the first floor and three piece bathroom. The property also offers gas central heating, double glazing, enclosed garden to the front and a good sized enclosed garden to the rear. The property is in need of some refurbishment and is offered with no ongoing chain.**

**Tenure: Freehold. EPC rating: E. Council tax band: A**



#### ENTRANCE HALL

UPVC double glazed entrance door. Meter cupboard. Central heating radiator. Stairs leading to the first floor.

#### LOUNGE

13' 2" x 11' 2" (4.01m x 3.4m) Double glazed bay window to the front elevation. Central heating radiator.

#### DINING ROOM

13' 1" x 11' 1" (3.99m x 3.38m) (at widest points) Double glazed French doors leading out to the rear garden. Central heating radiator.



#### KITCHEN

Older style fitted wall and base units with complementary worktops. Four ring gas hob. Electric oven. Wall mounted central heating boiler. Stainless steel sink unit. Understairs storage cupboard with plumbing for an automatic washing machine. Two double glazed windows. Double glazed rear entrance door.

#### STAIRS AND LANDING

#### BEDROOM ONE

14' 3" x 10' 1" (4.34m x 3.07m) Two double glazed windows to the front elevation. Central heating radiator.

#### BEDROOM TWO

11' x 8' 9" (3.35m x 2.67m) Double glazed window to the rear. Central heating radiator.

#### BATHROOM

Three piece suite comprising low flush wc, panelled bath with shower over and pedestal wash hand basin. Double glazed window. Chrome heated towel rail.

#### EXTERNAL

Enclosed paved garden to the front.. Good size enclosed paved garden to rear.