

FOR SALE



Grasmere Road, Blackpool

4 Bedrooms, 1 Bathroom, 4 Bedroom Duplex Court

Asking Price Of £70,000





- Large 4 bedroom duplex apartment
- Chain free
- Gas central heating
- Convenient central Location
- Potential rental of roughly £650 a month (11% Yield)
- 360 Tour Available

PROPERTY DESCRIPTION Superb investment/home... Large four Bedroom Duplex Apartment. Potential rental in the region of £650 a month. (11% yield) Very large reception room and modern kitchen. Two bedrooms on first floor and a further two bedrooms on the second floor. Central heating and double glazing throughout. No chain. Deceptively spacious accommodation.

LOUNGE 16' 6" x 12' 10" (5.03m x 3.91m) Double glazed window to front, radiator.

KITCHEN 9' 11" x 10' 8" (3.02m x 3.25m) Double glazed windows to side and rear, external door with rear access stairway, wood effect wall and base units, black worktops, sink and drainer, wall mounted gas combi boiler, electric oven and ceramic hob, wood effect flooring, plumbed for washer, space for fridge/freezer.

BEDROOM ONE 13' 8" x 10' 3" (4.17m x 3.12m) Double glazed window to rear, radiator.

BEDROOM TWO Double glazed window to side, radiator.

BATHROOM 8' 1" x 7' 1" (2.46m x 2.16m) Two double glazed frosted windows to side, wc, wash hand basin, bath with shower over, vinyl flooring.

ENTRANCE HALL 14' 2" x 5' 4" (4.32m x 1.63m) UPVC front door, with stairs leading to hallway and further

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



stairs to second floor.

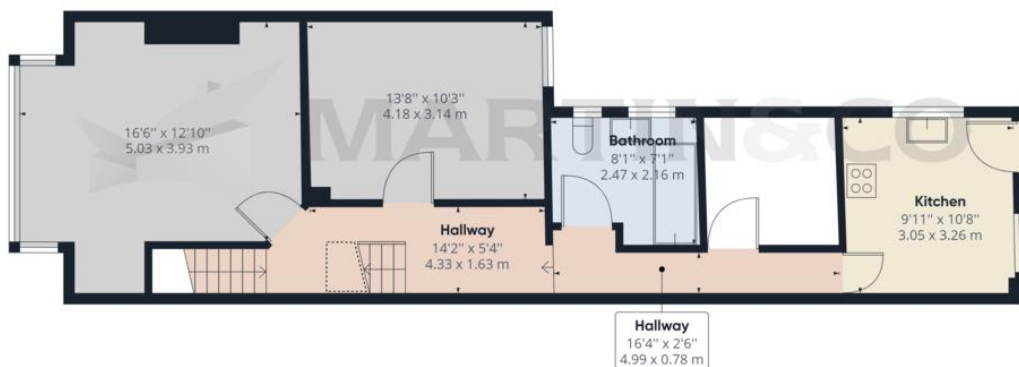


BEDROOM THREE 16' 2" x 9' 11" (4.93m x 3.02m)
Double glazed window to front. Radiator.

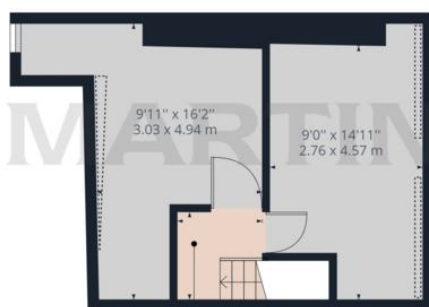
BEDROOM FOUR 9' 0" x 14' 11" (2.74m x 4.55m)
Double glazed roof window to rear, radiator.

LANDING Roof Window.





Floor 0 Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

950.09 ft²
88.27 m²

Reduced headroom

20.12 ft²
1.87 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.