



Brook Street, Marton

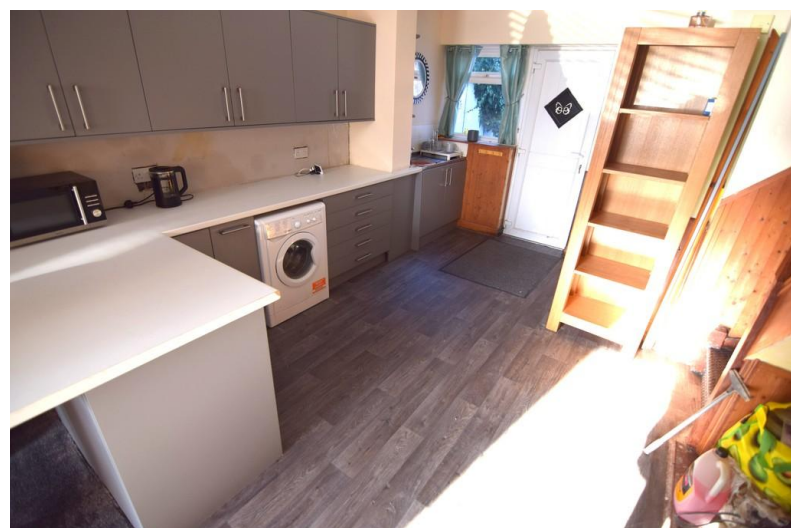
Blackpool, FY4 4BE

- **SPACIOUS 2 BEDROOM MID TERRACED HOUSE**
- **LOUNGE OPEN TO KITCHEN**
- **GROUND FLOOR BATHROOM**
- **ADDITIONAL LOFT ROOM**

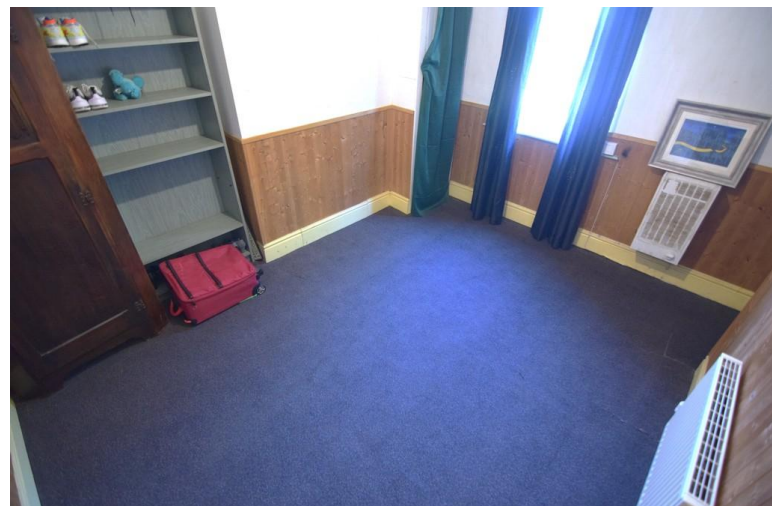
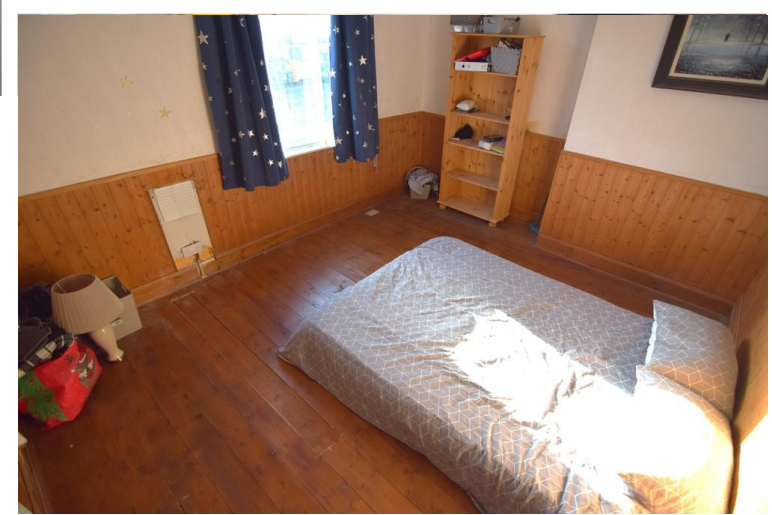
GUIDE PRICE

£60,000

EPC Rating '52'



Brook Street, Blackpool, FY4 4BE



Property Description

FOR SALE BY AUCTION. TERMS & CONDITIONS APPLY.

Spacious two bedroom mid terraced house situated in a popular location close to shops, schools, transport links and other local amenities.

Accommodation comprising vestibule, lounge open plan to modern kitchen, bathroom two first floor bedrooms and additional loft room. Externally with an enclosed yard to the rear. The property also benefits from gas central heating and double glazing.

Council Tax Band A.



VESTIBULE

UPVC exterior double glazed door.

LOUNGE

16' 4" x 13' 5" (5m x 4.09m) Double glazed bay window to the front. Central heating radiator. Storage cupboard. Open to:

KITCHEN

13' 8" x 13' 4" (4.17m x 4.06m) A range of modern fitted wall and base units with complementary work surfaces. Tiled splash backs. Space for oven & fridge freezer. Plumbed for washing machine. Stainless steel sink unit. Stairs to the first floor. UPVC double glazed window and door to rear.

BATHROOM

10' 4" x 4' 9" (3.15m x 1.45m) Three piece suite comprising paneled bath with shower over, pedestal wash hand basin and low flush w.c. Part tiled walls. Central heating radiator. Double glazed window to the rear.

STAIRS & LANDING

BEDROOM 1

13' 7" x 11' 0" (4.14m x 3.35m) UPVC double glazed window to the front. Central heating radiator.

BEDROOM 2

12' 2" x 10' 2" (3.71m x 3.1m) UPVC double glazed window to the rear. Central heating radiator. Stairs to the loft room.

LOFT ROOM

12' 3" x 11' 9" (3.73m x 3.58m) Fully boarded with power and lighting.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	62	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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