



Elmridge Crescent, Blackpool

Offers Over **£145,000**

V22 DJ

Elmridge Crescent

Blackpool

Nestled within a quiet cul-de-sac, this charming 2-bedroom semi-detached house presents a wonderful investment opportunity, currently occupied by tenants. The property boasts an entrance vestibule leading to a spacious lounge/diner, a well-appointed kitchen, and a delightful conservatory, offering abundant natural light. Upstairs, the landing leads to two double bedrooms, one complete with fitted wardrobes, and a modern 3-piece suite bathroom.

Outside, the property features a well-maintained front garden with a lush lawn and a driveway leading to the garage, ensuring ample parking and storage space. To the rear you will find an enclosed garden with laid to lawn, patio area and convenient access to the garage, enhancing the property's appeal. With its prime location and solid investment potential, this property offers a rare opportunity for those seeking a comfortable home with promising returns.

Council Tax band: B

Tenure: Freehold

- Quiet cul-de-sac
- Entrance vestibule, Lounge/Diner, Kitchen with integrated dishwasher & fridge/freezer, Conservatory
- Landing, 2 Double Bedrooms, one with fitted wardrobes, 3 piece suite Bathroom
- Driveway and Garage
- Investment Opportunity, sold with Tenants in Situ





Entrance vestibule
3' 1" x 5' 1" (0.95m x 1.54m)

Lounge/Diner
16' 5" x 15' 6" (5.01m x 4.72m)

Kitchen
8' 8" x 7' 3" (2.65m x 2.21m)

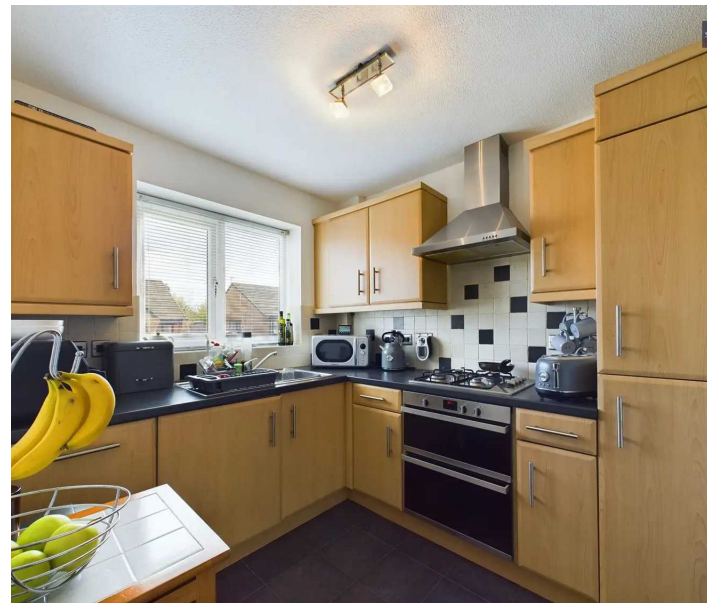
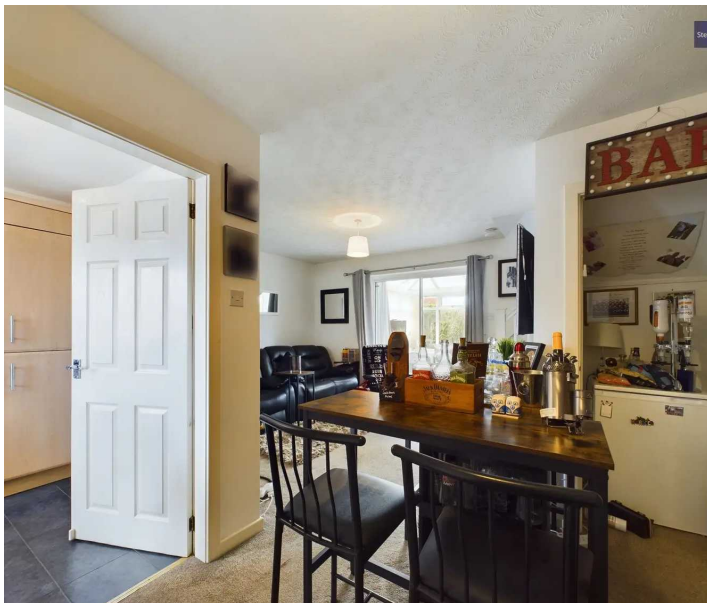
Conservatory
8' 9" x 11' 5" (2.67m x 3.47m)

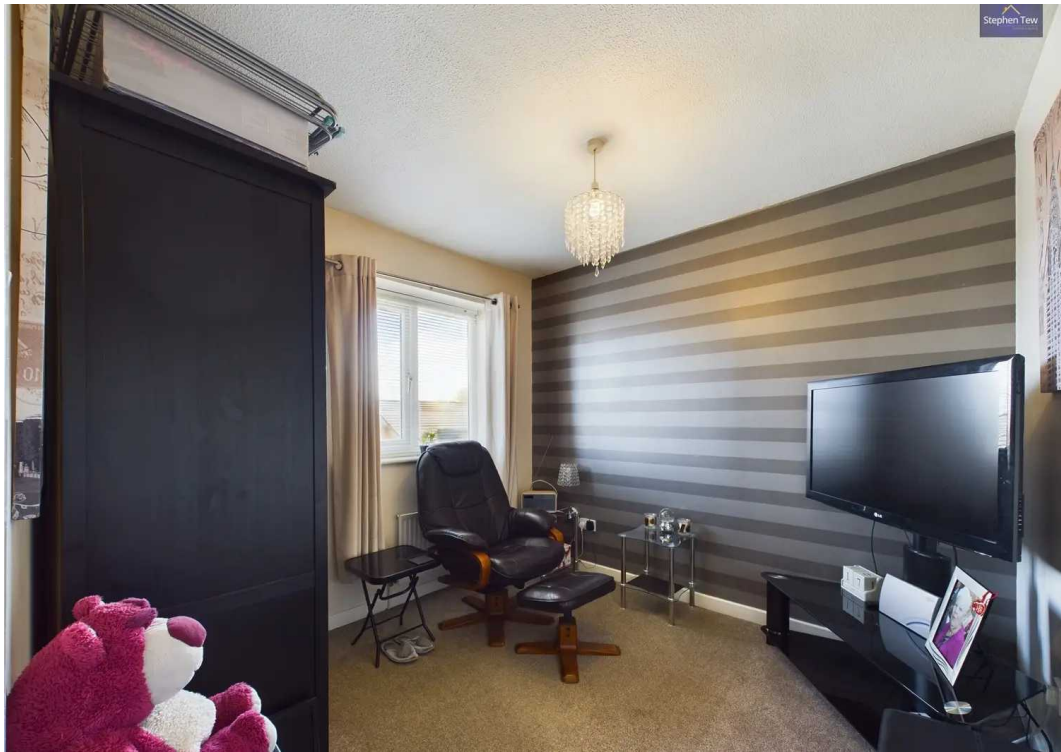
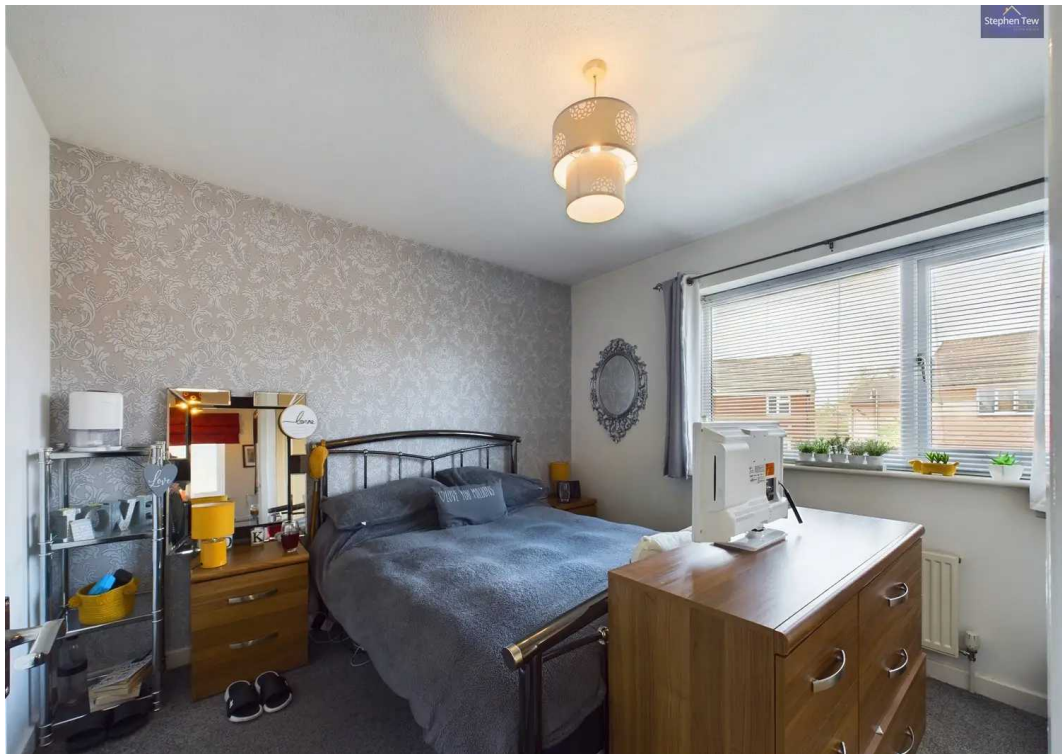
Landing
6' 5" x 6' 1" (1.95m x 1.86m)

Bedroom 1
10' 4" x 10' 5" (3.15m x 3.18m)

Bedroom 2
9' 3" x 9' 2" (2.82m x 2.80m)

Bathroom
6' 1" x 6' 1" (1.86m x 1.86m)







FRONT GARDEN

Laid to lawn and driveway leading to garage

REAR GARDEN

Laid to lawn and patio area. Access to garage.

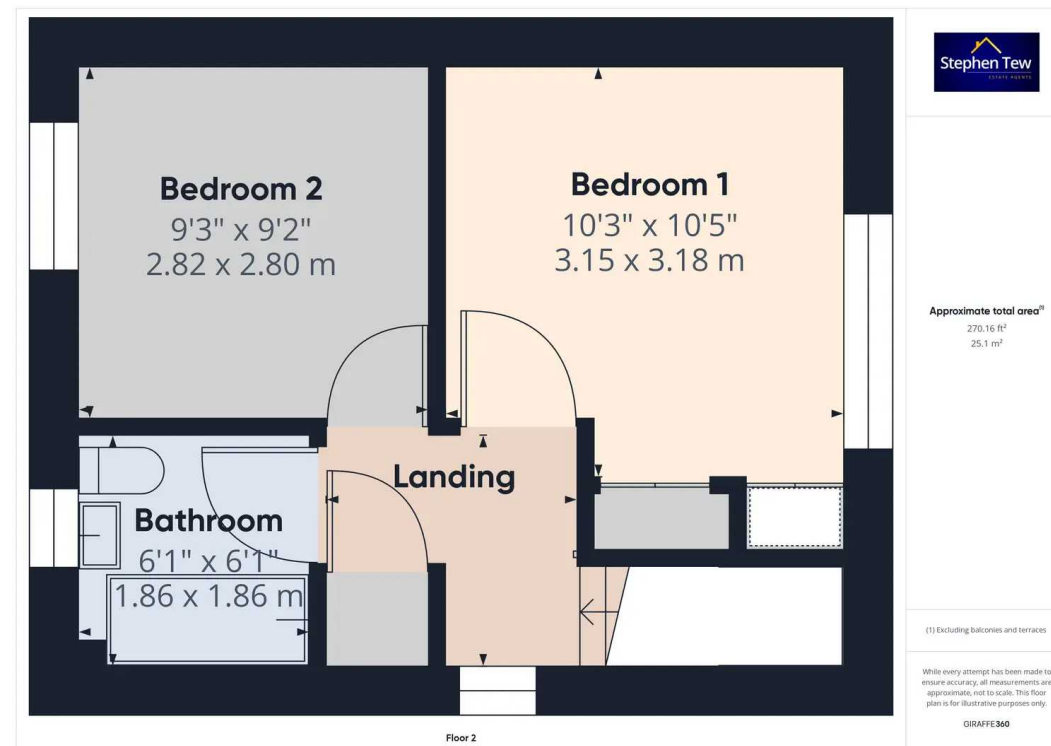
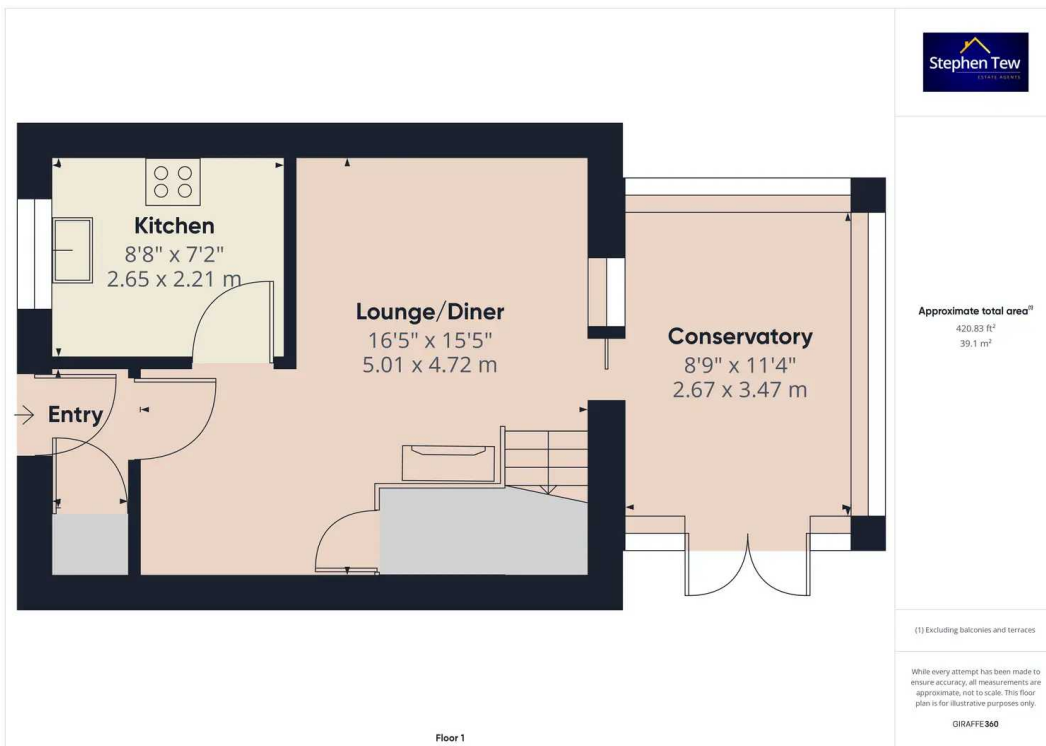
GARAGE

Single Garage

DRIVEWAY

1 Parking Space







Stephen Tew Estate Agents

Stephen Tew Estate Agents, 132 Highfield Road - FY4 2HH

01253 401111

info@stephentew.co.uk

www.stephentew.co.uk

