



7 Ailsa Avenue, Blackpool
Blackpool

Offers Over **£110,000**

7 Ailsa Avenue

Blackpool

This 3-bedroom mid-terraced house presents an appealing investment opportunity for those seeking a project with promise. Perfectly suited for buyers looking to make their mark, this property boasts a prime location and offers plenty of potential. The accommodation includes an entrance hall, leading through to a spacious lounge/diner, providing a comfortable living area for all, and a fitted kitchen. The property comprises three bedrooms, with one featuring a unique loft space perfect for additional storage or a cosy hideaway. A two-piece suite bathroom and a separate WC stand ready for a makeover, representing the perfect canvas for personalisation and modernisation.

Venturing outside, a pleasant surprise awaits as the house reveals an enclosed garden to the rear, offering a sanctuary for outdoor relaxation and entertainment. The garden is thoughtfully laid out with an artificial lawn for easy maintenance and a raised wooden decking area, ideal for alfresco dining or simply enjoying the fresh air. As an added bonus, the property also features off-road parking to the front, providing practicality alongside the promise of future potential. Overall, this property presents a rare opportunity for buyers, offering a blank canvas for creativity and enhancement.

Council Tax band: A

Tenure: Freehold

- No Onward Chain
- Investment Opportunity, Requires Modernisation
- Entrance Hall, Lounge/Diner, Kitchen
- 3 Bedrooms, 1 With Loft Space, 2 Piece Suite Bathroom And Separate WC
- Off Road Parking





Entrance Hall
3' 6" x 3' 3" (1.07m x 1.00m)

Lounge Diner
6' 11" x 12' 5" (2.11m x 3.79m)

Kitchen
7' 1" x 13' 9" (2.17m x 4.18m)

Landing

Bedroom 1
9' 4" x 12' 4" (2.84m x 3.75m)

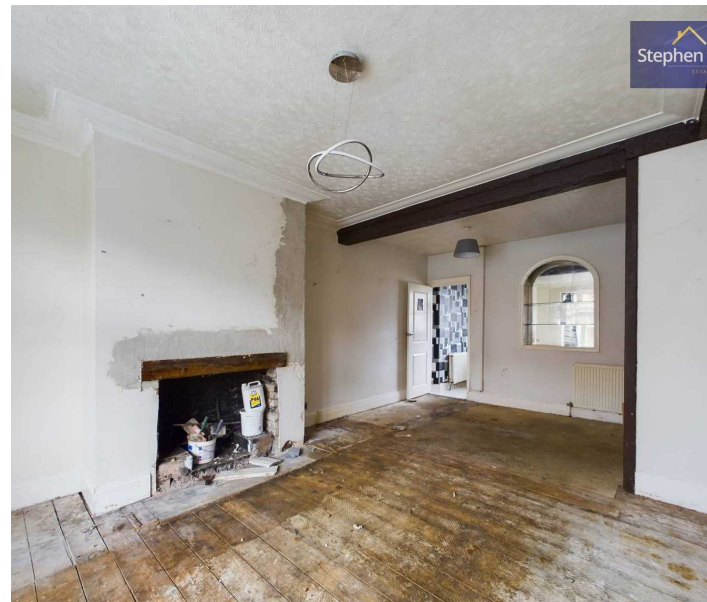
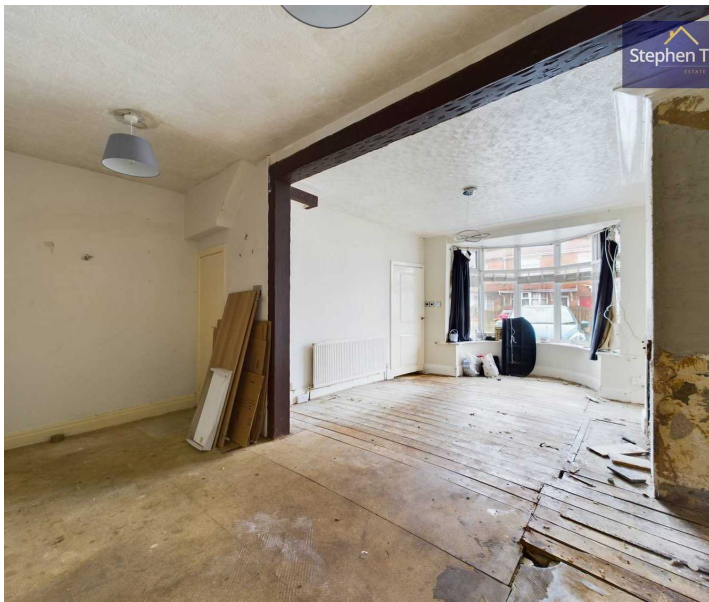
Loft Space
13' 0" x 20' 0" (3.97m x 6.09m)

Bedroom 2
9' 6" x 8' 0" (2.90m x 2.43m)

Bedroom 3
6' 6" x 8' 6" (1.99m x 2.60m)

Bathroom
9' 5" x 6' 0" (2.86m x 1.82m)

Wc
6' 5" x 2' 8" (1.96m x 0.82m)





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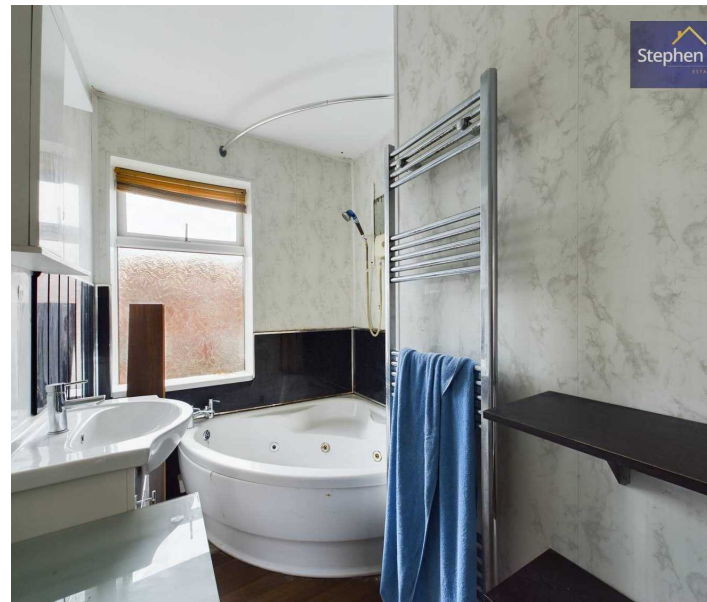
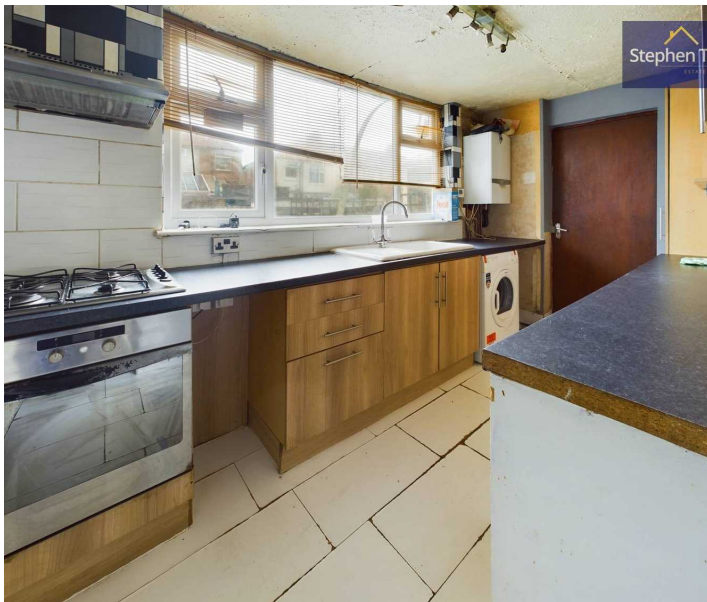
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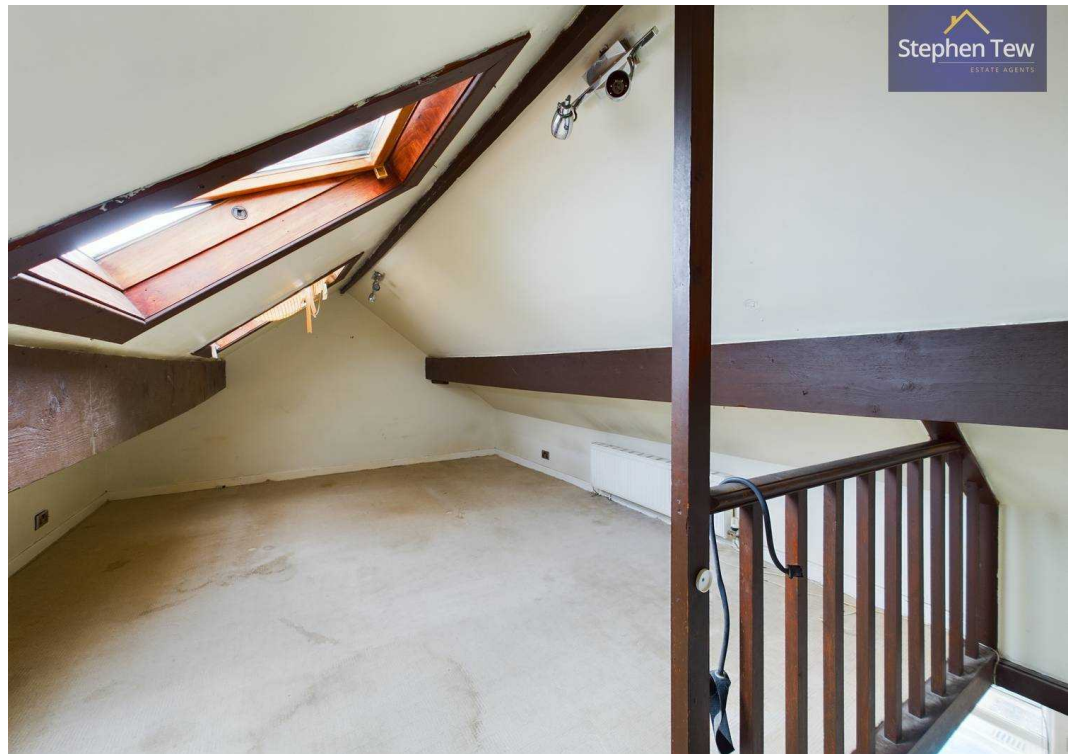
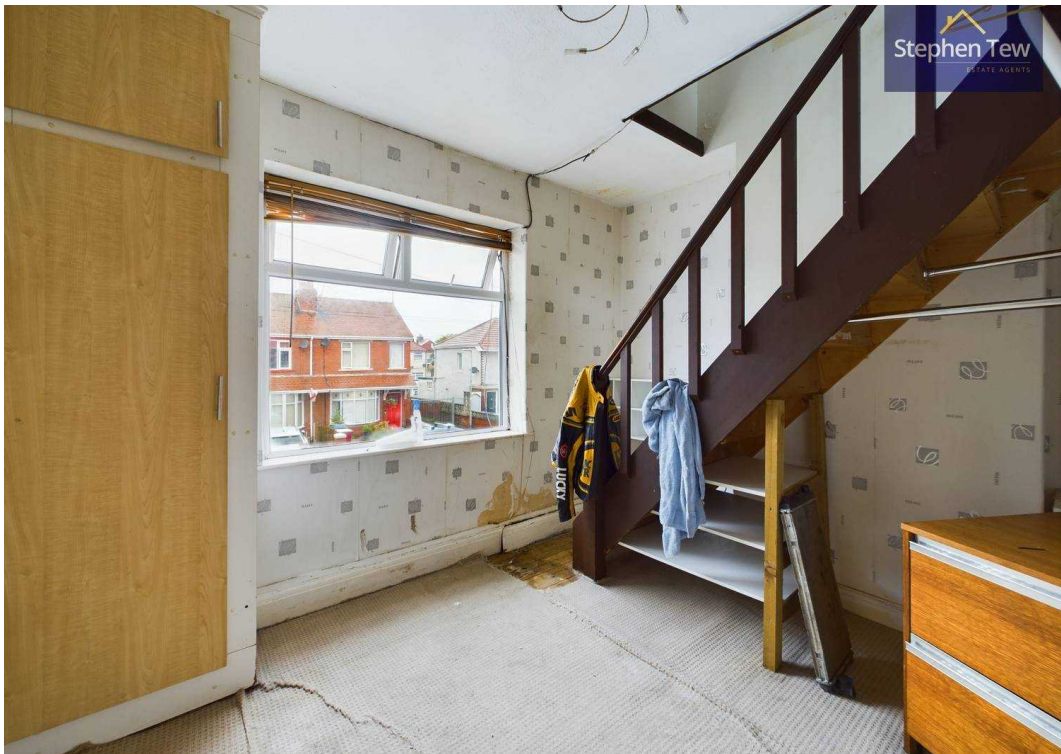
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FRONT GARDEN

Off road parking to the front

REAR GARDEN

Enclosed garden to the rear with artificial lawn and raised wooden decking

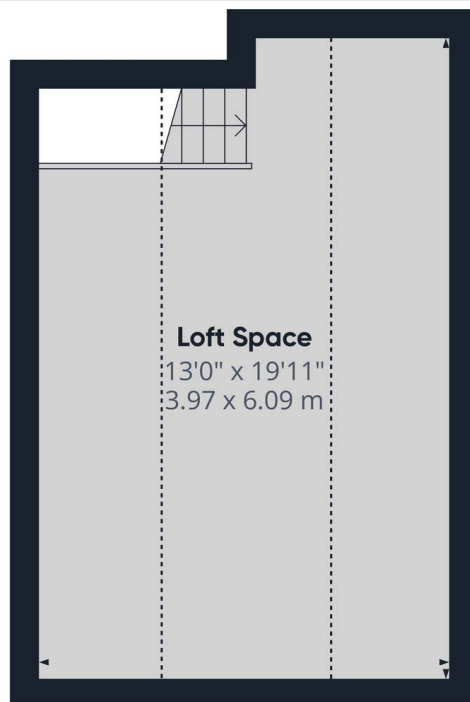
OFF STREET

1 Parking Space

Off road parking to the front







Floor 3



Approximate total area⁽¹⁾
235.62 ft²
21.89 m²

Reduced headroom
143.48 ft²
13.33 m²

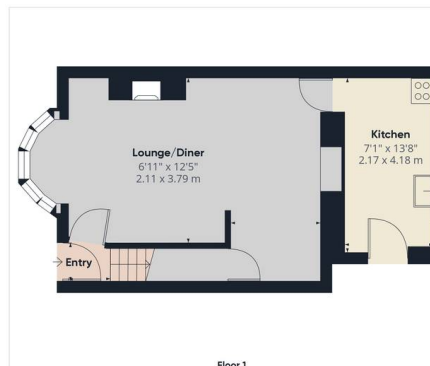
(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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Floor 1



Floor 2



Approximate total area⁽¹⁾
964.34 ft²
89.59 m²

Reduced headroom
153.82 ft²
14.29 m²

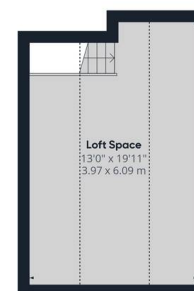
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