



17 Falkland Avenue, Blackpool

Blackpool

Offers Over £90,000

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Blackpool, Blackpool

This mid terraced house offers an excellent opportunity for first-time buyers or investors, situated in a highly convenient location close to local amenities, schools, and transport links. Upon entering the property, you are welcomed by a practical entrance porch that provides a useful buffer from the elements and additional storage space for coats and shoes. The lounge is positioned to the front of the house and benefits from a large window, allowing for plenty of natural light, while offering a comfortable area for relaxation and entertaining. The kitchen is fitted with a range of units and work surfaces, providing ample storage and preparation space for family meals, and leads through to a separate utility area, which is ideal for laundry appliances and further storage. Upstairs, the property boasts two well-proportioned bedrooms, each offering flexibility for use as sleeping accommodation, a home office, or nursery, depending on your needs. The bathroom is fitted with a three-piece suite, including a panelled bath with shower over, wash basin, and WC, all finished in a neutral style that would suit a range of tastes. The property benefits from gas central heating and uPVC double glazing throughout, ensuring a warm and energy-efficient home all year round. Offered with no onward chain, this house is ready for immediate occupation and provides buyers with a straightforward and efficient purchasing process. The property would make an ideal home for those looking to take their first step onto the property ladder, as well as investors seeking a buy-to-let opportunity in a sought-after area. With its practical layout, modern conveniences, and close proximity to essential amenities, this mid terraced house represents a fantastic opportunity not to be missed. Early viewing is highly recommended to appreciate the accommodation on offer and to secure this attractive property in a popular and well-connected location.

Council Tax band: A

Tenure: Freehold

- Mid Terraced House situated in a convenient location
- Entrance Porch, Lounge, Kitchen, Utility Area
- 2 Bedrooms, Bathroom
- Gas Central Heating, uPVC Double Glazing
- Enclosed Rear Garden, No onward chain





Entrance Porch

2' 9" x 4' 9" (0.83m x 1.46m)

Lounge

10' 3" x 14' 1" (3.13m x 4.30m)

Kitchen

8' 0" x 14' 1" (2.45m x 4.30m)

Utility Room

8' 1" x 9' 2" (2.46m x 2.80m)

Landing

2' 7" x 4' 1" (0.79m x 1.24m)

Bedroom 1

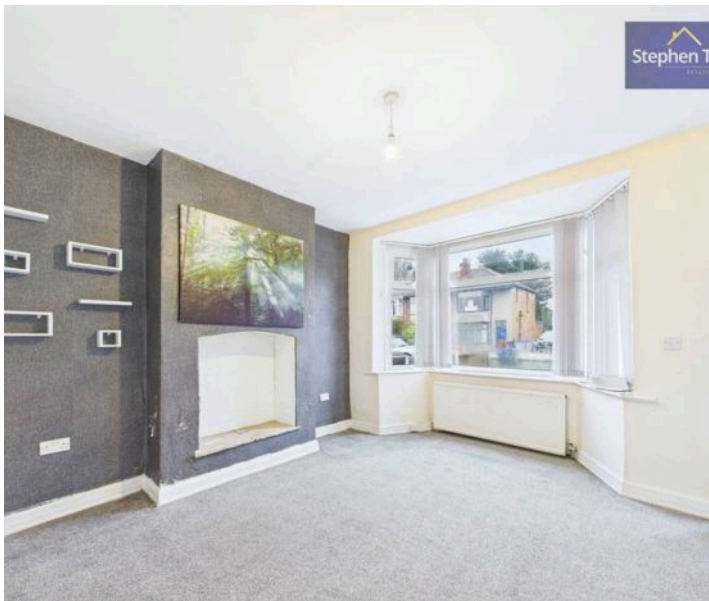
11' 1" x 14' 3" (3.37m x 4.35m)

Bedroom 2

8' 0" x 7' 1" (2.44m x 2.16m)

Bathroom

5' 2" x 6' 8" (1.58m x 2.04m)





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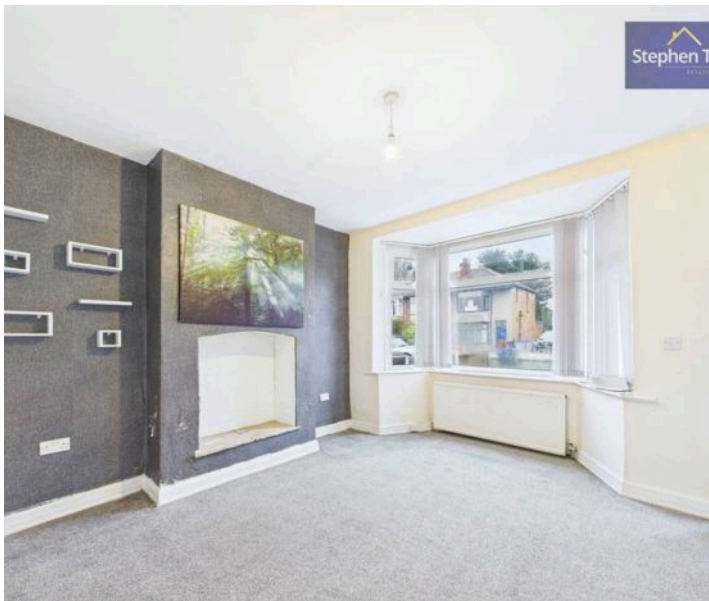
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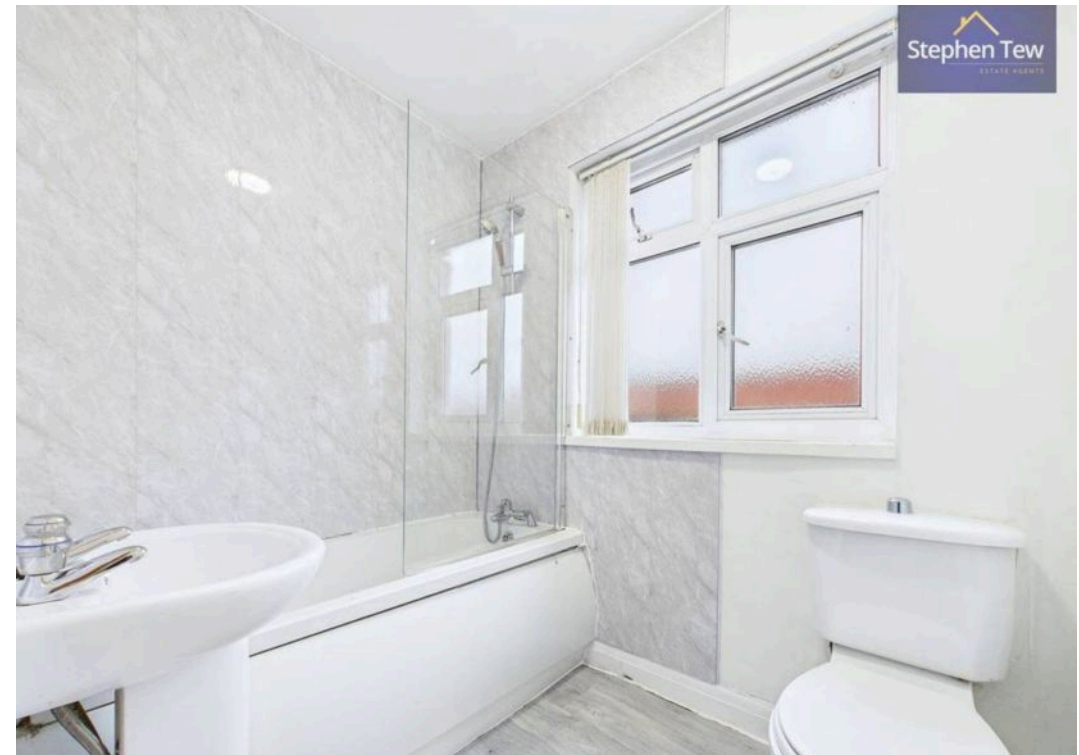
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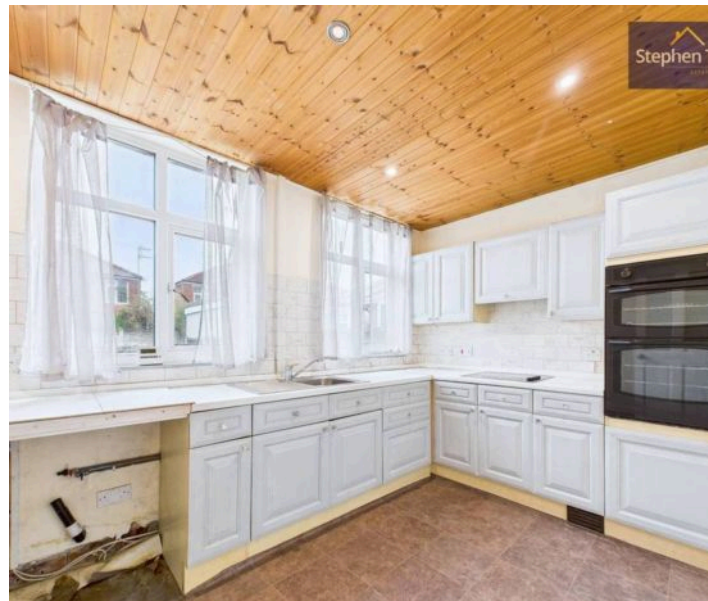
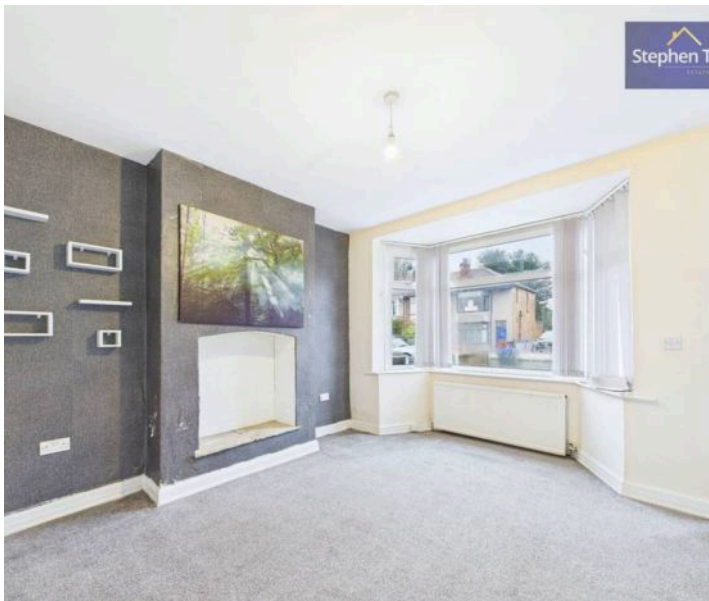


FRONT GARDEN

REAR GARDEN

ON STREET

1 Parking Space





Floor 1



Floor 2



Approximate total area⁽¹⁾
623 ft²
57.8 m²

⁽¹⁾ Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

DISAFL360





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