



**Apt 2, 177 Hornby Road, Blackpool**

Blackpool

Offers Over **£75,000**

## Apartment 2

177 Hornby Road, Blackpool

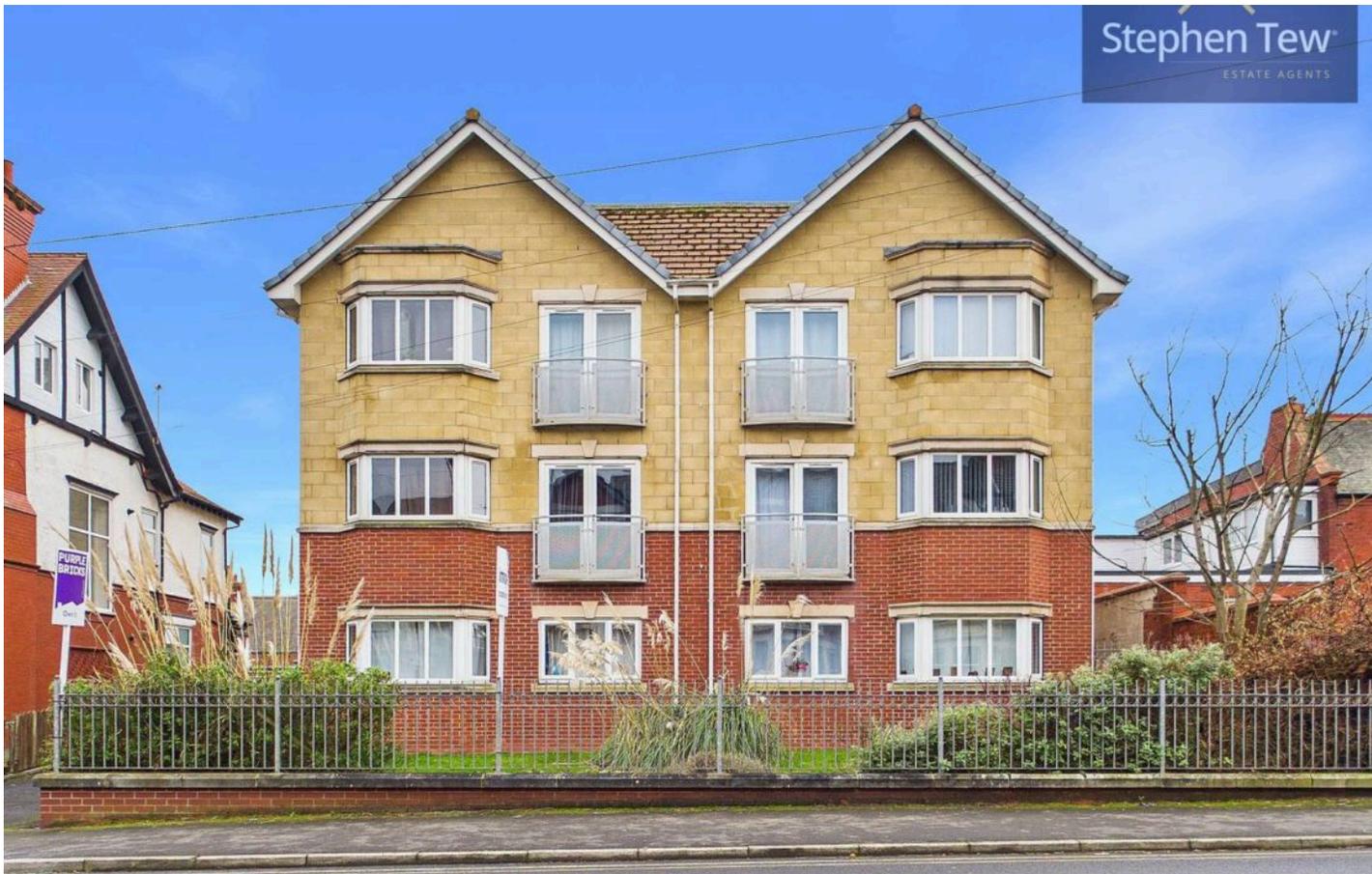
Presenting an excellent opportunity for both first-time buyers and investors, this one-bedroom ground floor flat is ideally situated within close proximity to local amenities, reliable transport links and reputable schools, ensuring convenience and accessibility for daily living. The property is accessed via a well-maintained communal hallway, leading into a private entrance hall that offers a practical storage room, perfect for keeping the living areas clutter-free. The spacious lounge provides a comfortable setting for relaxation and entertaining, while the adjacent kitchen offers ample scope for modernisation and personalisation to suit individual tastes and requirements. The double bedroom is generously proportioned, providing a peaceful retreat at the end of the day, and the bathroom is well-positioned to serve both residents and guests. The flat benefits from UPVC double glazing throughout, contributing to energy efficiency and a quieter living environment, alongside electric heating that ensures warmth and comfort during the colder months. An allocated parking space is included, offering additional convenience for residents and visitors alike. The property does require refurbishment, presenting a fantastic chance for the new owner to add value and create a bespoke living space tailored to their preferences. With its practical layout, desirable location and strong potential for improvement, this ground floor flat represents a sound investment and an appealing prospect for those seeking a home to make their own. Early viewing is highly recommended to appreciate the scope and possibilities this property has to offer.

Council Tax band: B

Tenure: Leasehold

- Ground Floor Flat close to local amenities, transport links and reputable schools
- Communal Hallway, Hallway, Storage Room, Kitchen, Bathroom, Lounge, Bedroom
- UPVC Double Glazing
- Electric Heating
- Allocated Parking Space
- Requires Refurbishment





**Communal Hallway**  
4' 4" x 24' 10" (1.33m x 7.57m)

**Storage**  
5' 1" x 2' 7" (1.55m x 0.79m)

**Hallway**  
15' 2" x 3' 3" (4.62m x 0.99m)

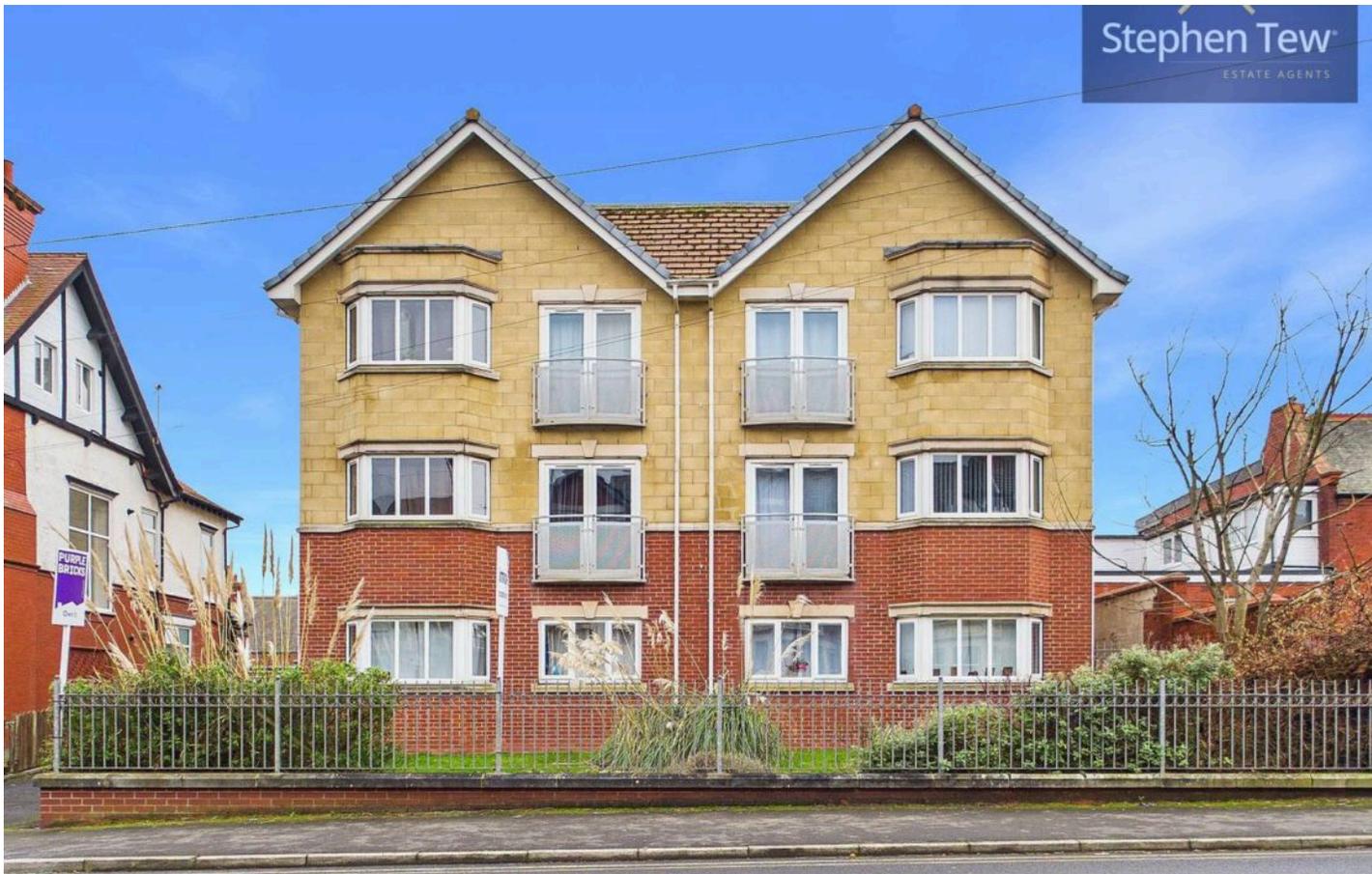
**Kitchen**  
9' 6" x 9' 9" (2.90m x 2.96m)

**Bathroom**  
7' 6" x 5' 5" (2.28m x 1.66m)

**Lounge**  
16' 9" x 9' 9" (5.10m x 2.96m)

**Bedroom**  
17' 2" x 10' 0" (5.22m x 3.05m)





Stephen Tew  
ESTATE AGENTS

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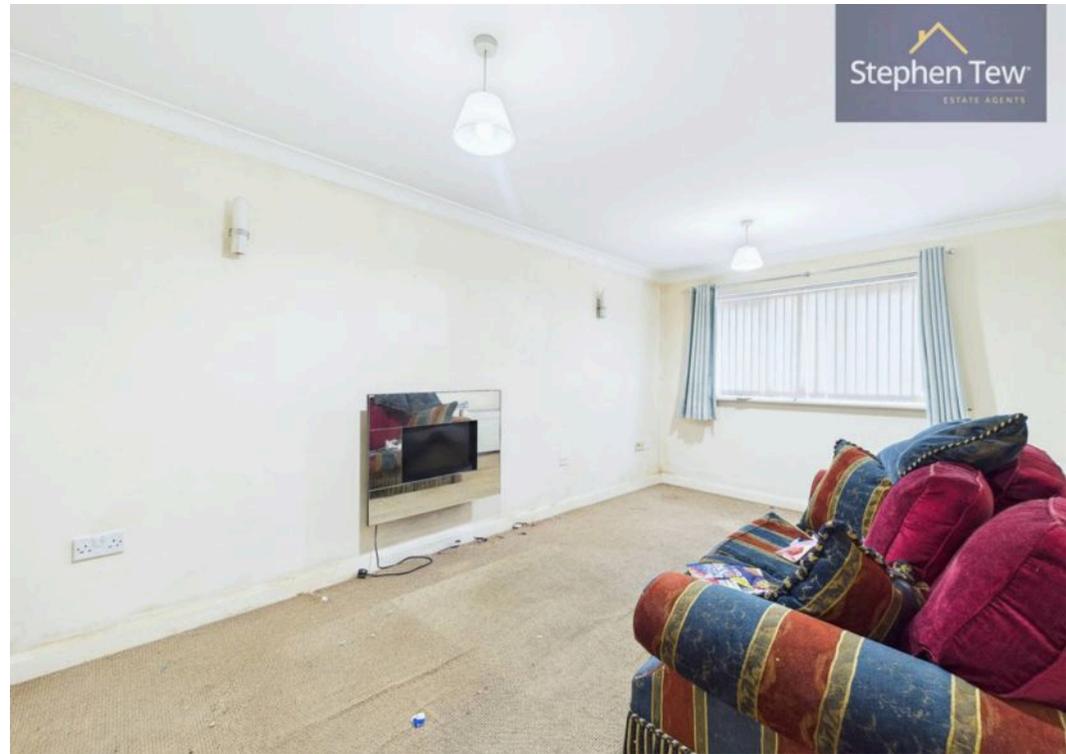
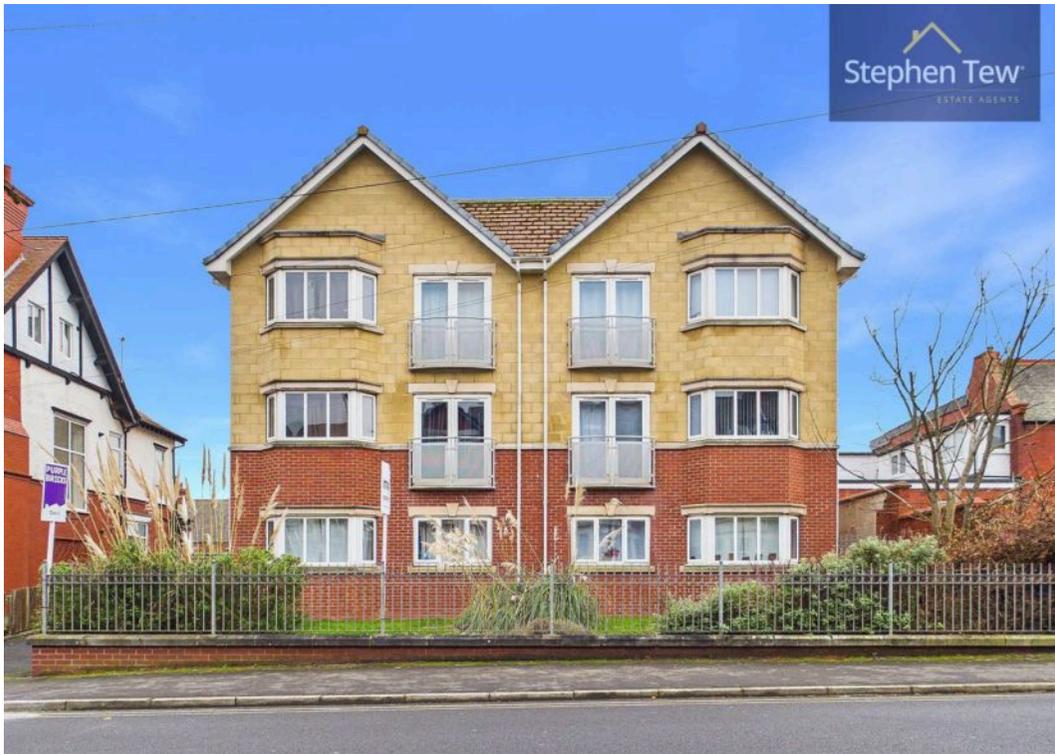
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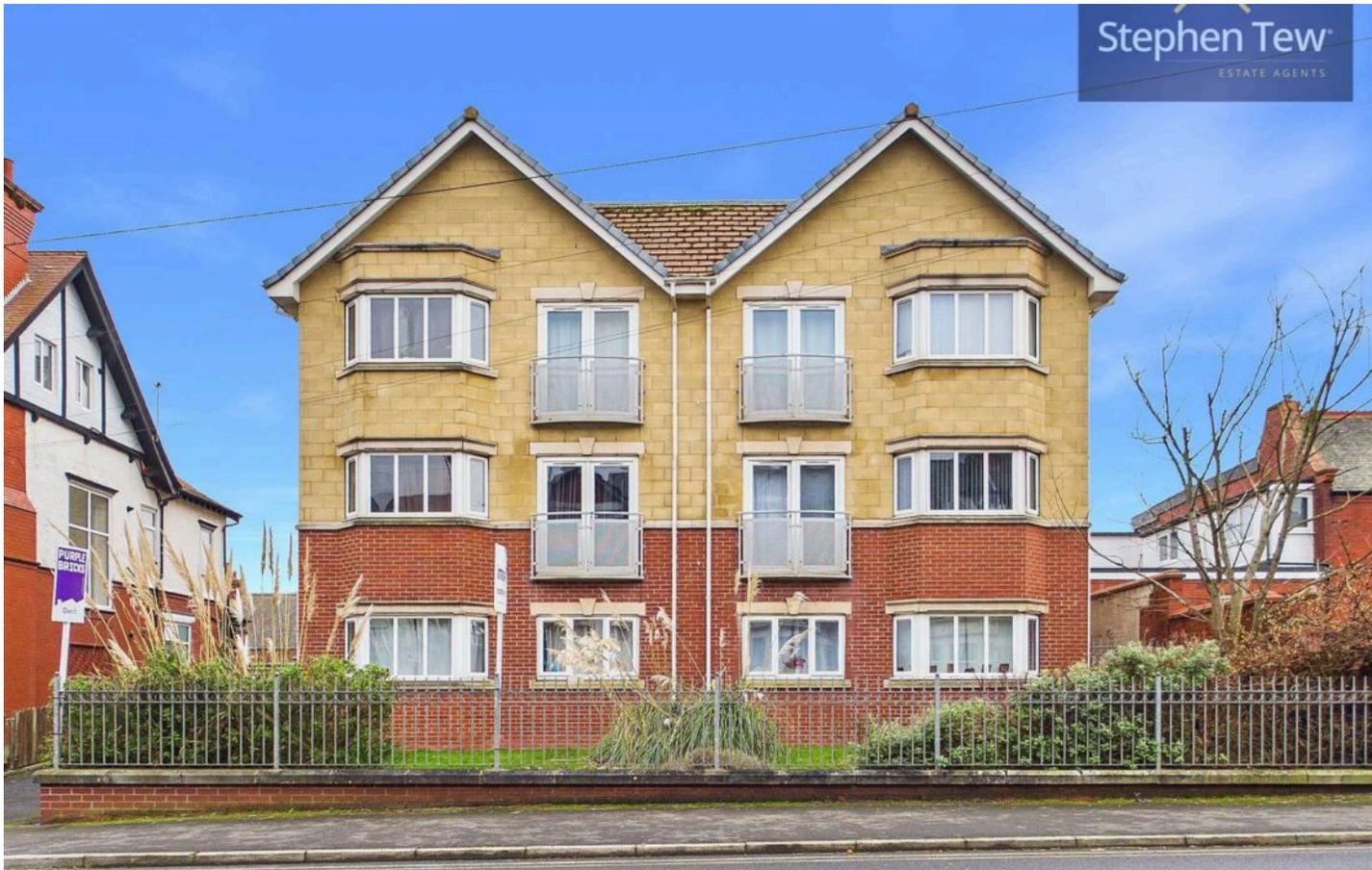
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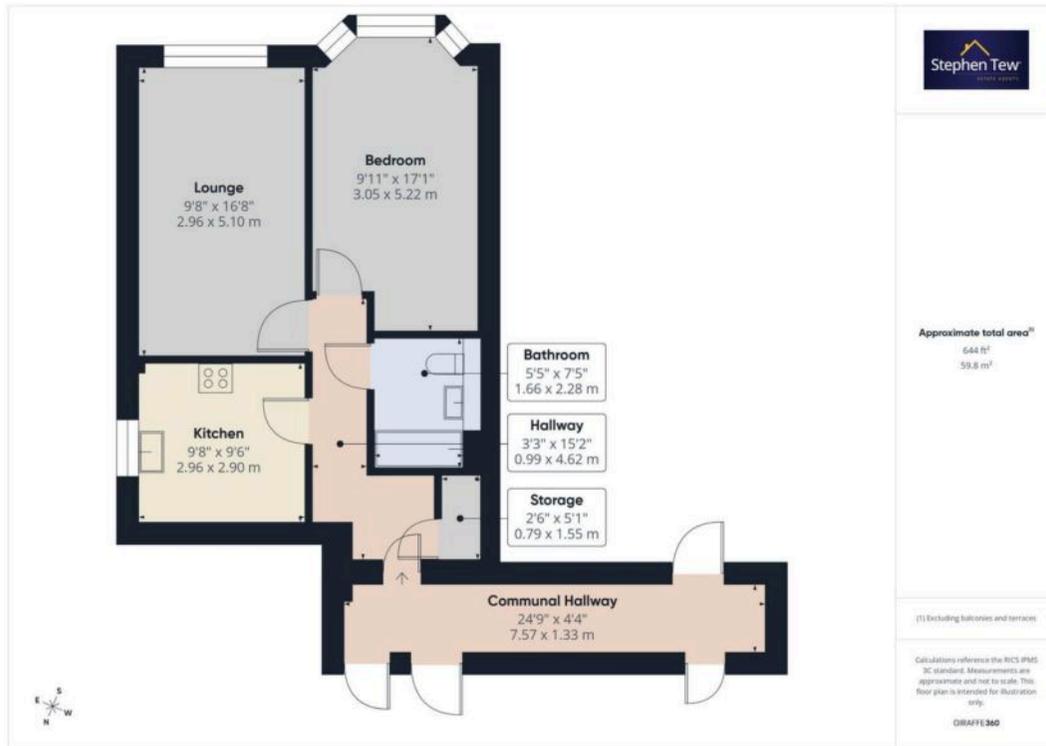




**ALLOCATED PARKING**

1 Parking Space







## Stephen Tew Estate Agents

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