



## 54 Hawes Side Lane

Blackpool, FY4 4AS

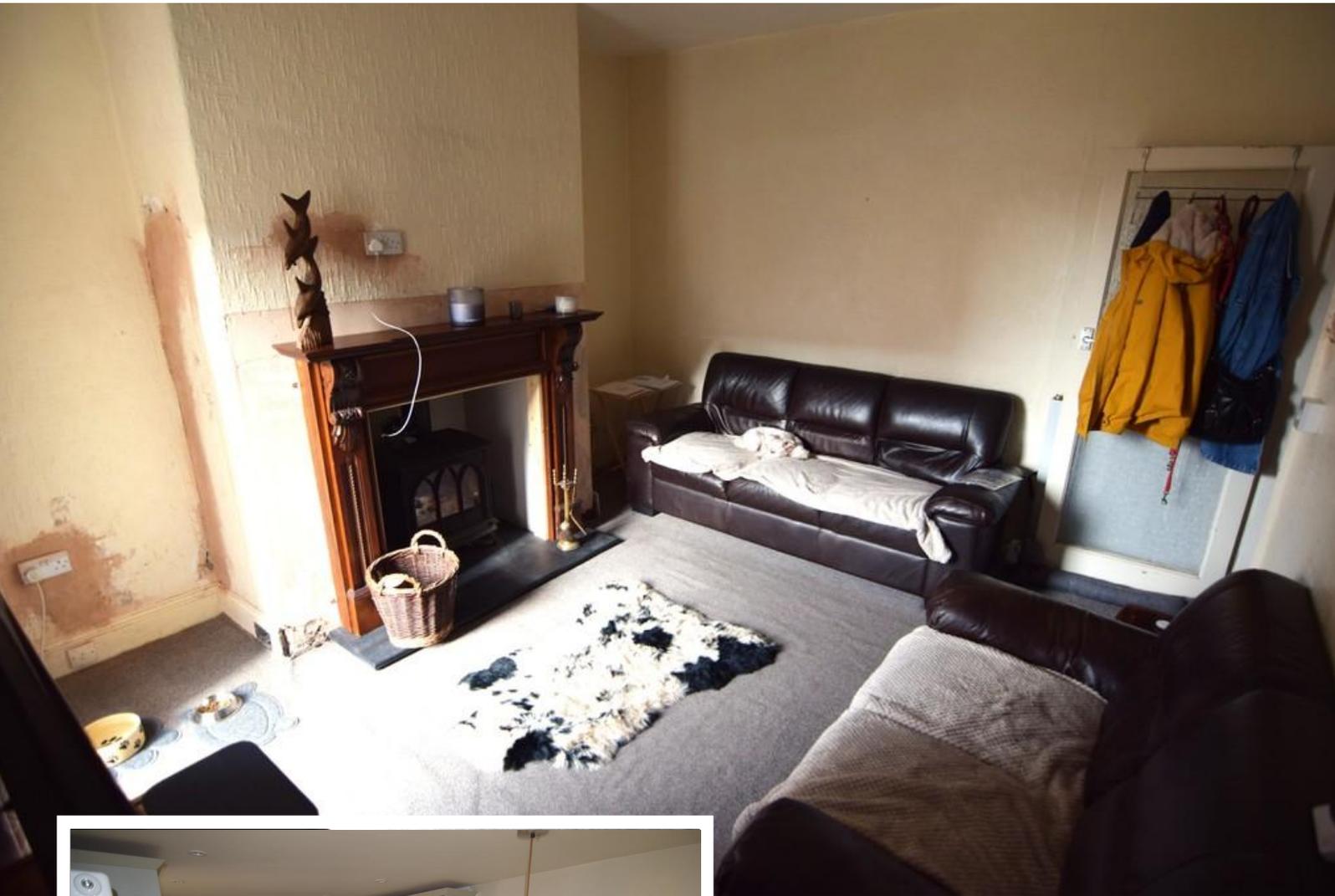
- **Deceptively spacious mid terraced house**
- **Two double bedrooms**
- **Ground floor utility/wc**
- **Re-wired in 2023 & New boiler fitted**

**£95,000**

EPC Rating 'TBC'



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## Property Description

Deceptively spacious two bedroom mid terraced house situated in a convenient location close to local shops, schools and bus routes. The accommodation briefly comprises entrance porch, entrance hallway, lounge, second lounge, dining kitchen, ground floor utility/wc, two double bedrooms to the first floor and modern four piece bathroom. The property had a new boiler fitted and was re-wired in 2023. Internal viewing is highly recommended. No chain involved. Council tax band: A. EPC: TBC. Tenure - Leasehold - will revert back to Freehold on completion.

### ENTRANCE PORCH

UPVC double glazed entrance door. Internal door into:

### ENTRANCE HALL

Central heating radiator. Stairs to the first floor.





#### LOUNGE

12' 4" x 10' 6" (3.76m x 3.2m) Double glazed window. Central heating radiator.

#### SECOND LOUNGE

12' 1" x 11' 3" (3.68m x 3.43m) Double glazed rear door. Understairs storage cupboard. Feature wooden fire surround housing a wood burner stove

#### DINIING KITCHEN

13' 8" x 7' 10" (4.17m x 2.39m) Range of modern fitted wall and base units with complimentary work surfaces. Feature sink unit with mixer tap. Electric hob and oven. Integrated dishwasher and fridge/freezer. Double glazed window. Double glazed French doors to rear. Feature radiator.



#### GROUND FLOOR WC/UTILITY

Built in unit. Central heating boiler. Feature wash hand basin. Low flush wc. Pet bath/sink. Tiled flooring. Feature radiator. Double glazed window.

#### STAIRS AND LANDING

#### BEDROOM ONE

14' 5" x 11' 9" (4.39m x 3.58m) Two UPVC double glazed windows to the front elevation.



#### BEDROOM TWO

11' 6" x 9' (3.51m x 2.74m) Double glazed window to the rear elevation. Central heating radiator.

#### BATHROOM

7' 4" x 6' 9" (2.24m x 2.06m) Modern four piece suite comprising a feature free standing bath, shower, vanity sink unit and low flush wc. Complimentary part tiled walls. Double glazed window. Feature central heating radiator.

#### EXTERNAL

Low maintenance enclosed garden areas to the front and rear.



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