



- Modern Terrace Property
- Four Bedrooms
- En-Suite Bathroom
- Downstairs WC
- Lounge/Dining Kitchen
- Court Yard To Rear
- Close To Local Amenities
- Sold As A 40% Share

20 Grantham Road
Blackpool, FY1 2RF

£48,000

A modern, four bedroom mid terrace property, being sold as a 40% share. The property comprises of an entrance hallway, lounge, dining/kitchen and separate WC to the ground floor. The first floor has two bedrooms and bathroom/WC, whilst to the second floor there are a further two bedrooms (one with en-suite). The home is also warmed by gas central heating and double glazing. Externally there is a garden to front and low maintenance courtyard to rear. The property is located close to all local amenities including shops, schools, bus routes, parkland, promenade and Blackpool Town Centre. Rent, management charge and insurance £365.15 PCM. Lease 117 years.

Ground Floor

Entrance Hall

Stairs to first floor, central heating radiator.

Lounge 17' 8" x 11' 8" (5.38m x 3.55m)

Laminate flooring, under stairs storage cupboard, central heating radiator and double glazed window to front.

Dinning Kitchen 15' 2" x 11' 4" (4.62m x 3.45m)

Fitted wall and base units, complementary work surfaces, chimney extractor hood, stainless steel sink and drainer unit with mixer tap, plumbed for automatic washing machine, tiled splash backs, laminate flooring and double glazed door to rear leading to garden.

Seperate WC

Low flush WC, pedestal wash hand basin, extractor fan, laminate flooring and central heating radiator.



First Floor

Landing

Bedroom One 14' 6" x 8' 1" (4.42m x 2.46m)

Central heating radiator and double glazed window to front.

Bedroom Two 14' 6" x 8' 1" (4.42m x 2.46m)

Central heating radiator and double glazed window to rear.



Bathroom

Shower cubicle, low flush WC, pedestal wash hand basin, part tiled walls, vinyl flooring, central heating radiator and double glazed obscure window to front.



Second Floor

Bedroom Three 15' 2" x 9' 9" (4.62m x 2.97m)

Central heating radiator and Velux window.

En-suite Shower Room

Shower cubicle, low flush WC, pedestal wash hand basin, shaver point, extractor fan, vinyl flooring and central heating radiator.

Bedroom Four 11' 8" x 7' 1" (3.55m x 2.16m)

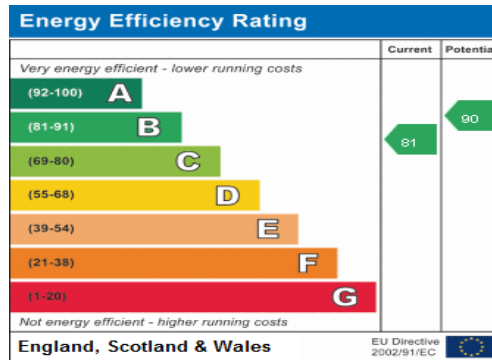
Central heating radiator and Velux window.



External

Garden to front and low maintenance Indian stone paved courtyard to rear.





Tenure: We have been advised by the vendor that the property is tbc (please note that details of the tenure should be confirmed by any prospective purchasers solicitor).

Services: All main services are understood to be connected to the property. No services or appliances have been tested.

Agents Notes: We endeavor to make all our descriptions and dimensions as accurate as possible, however their accuracy is not guaranteed.

Property Misdescriptions Act 1991: These details do not form part of any contract. They have been produced in good faith and are intended to be a general guide to the property. None of the statements in this document are to be taken as fact and any intending purchasers are to satisfy themselves by inspections or otherwise as to the correctness of statements in these details.

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