



32 Cross Street, Blackpool, FY1 2EA

Price: £64,500

Energy Efficiency Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 48 E | |
| 21-38 | F | | |

- For Sale by Online Auction
- A Two Bedroom Terrace Property
- Good Size Kitchen Area
- Three Piece Bathroom Suite
- Yard To Rear
- No Onward Chain Delay
- Annual rent £7,500 per annum
- Sold with tenant in situ

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INTRODUCTION

For Sale by Online Auction with a Starting Bid of £66,000. Terms & Conditions Apply. A two bedroom mid terrace property which would make an ideal investment opportunity or first time buy. Offering a modern three piece bathroom suite, good size kitchen and yard to rear. No onward chain delay.

To the ground floor there is a good size lounge with double glazed window to front elevation and ceiling light.

The kitchen is fitted with a range of matching wall and base units with complementary work surfaces. Stainless steel sink with mixer tap. Integrated stainless steel single oven with integrated four ring gas hob with overhead extractor. Wall mounted combination boiler, under stair storage and window to rear elevation. Door to small extension at rear.

The first floor has two double bedrooms with double glazed windows and carpeted flooring.

A modern three piece bathroom suite comprising of a panelled bath with combined overhead shower and glass screen. Low flush WC, wash hand basin. Double glazed window.

Externally to the rear there is a low maintenance yard.

To book call 01253 406111.

GENERAL POINTS OF INTEREST AS PROVIDED BY VENDOR

APPROXIMATE AGE OF THE PROPERTY

TENURE

The property is **Freehold**

COUNCIL TAX

Band "A"

PLEASE NOTE

These particulars are believed to be correct but in no way is their accuracy guaranteed and they do not form part of any contract and neither do Tiger Sales & Lettings or the vendors accept any responsibility in respect of these particulars and any prospective purchaser must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate and for illustrative purposes only. Floor Plans are included as a service to our customers and is intended as a GUIDE TO LAYOUT ONLY. Digital images are reproduced for general information only and must not be inferred that any item shown is included for sale with the property. We have been unable to confirm if services / items in the property are in full working order. The property is offered for sale on this basis. Prospective purchasers are advised to seek expert advice where appropriate. We are only verbally informed by the vendor of the stated tenure details, therefore we advise any prospective purchaser to confirm the tenure details with their solicitor / legal representative.

18/09/2023

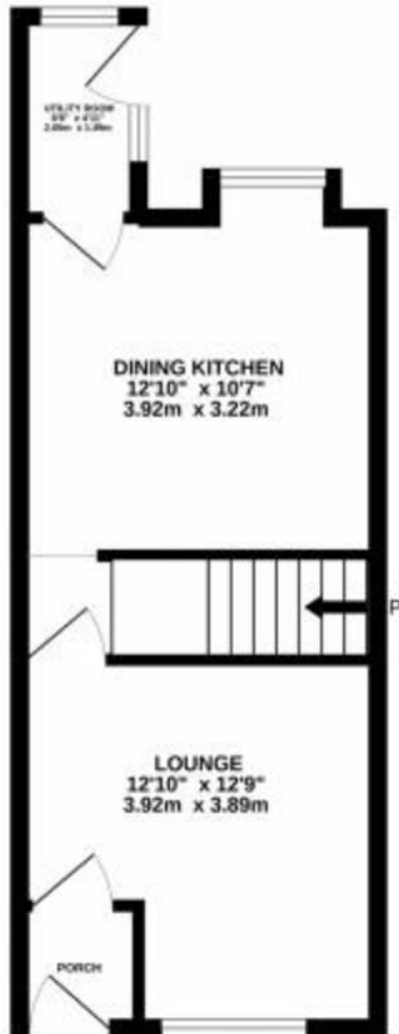


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GROUND FLOOR
311 sq.ft. (28.9 sq.m.) approx.



1ST FLOOR
283 sq.ft. (26.3 sq.m.) approx.



TOTAL FLOOR AREA: 594 sq.ft. (55.2 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the foregoing contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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