

## 18 Grosvenor Street, Blackpool, FY1 3DX

We welcome to the market a very generously sized four bedroom mid terrace property currently rented at £610pcm. Walking distance to Blackpool town centre and the train station. Briefly comprising entrance hall, lounge, second reception room, kitchen and utility area to the ground floor. On the first floor we have a great sized bathroom and three bedrooms. On the second floor there is a attic bedroom. Externally there is a West facing rear yard and off road parking to the front.

**Offers In Excess Of £70,000**

# 18 Grosvenor Street

, Blackpool, FY1 3DX



- Substantial four bedroom mid terrace property
- Off road parking
- With tenant in situ paying £ 610pcm
- Very generous room sizes throughout.
- Two minute walk to Blackpool town centre
- Close to local amenities & schools.

## External

Off road parking

## Entrance hall

## Lounge

14'9" x 12'1" (4.5 x 3.7 )

Spacious lounge, UPVc double glazed window to the front aspect, carpeted & radiator.

## Second reception

13'9" x 12'5" (4.2 x 3.8 )

Another spacious room, UPVc double glazed door leading to the utility area. Radiator, carpeted.

## Kitchen

13'9" x 9'9" (4.2 x 2.98 )

Modern kitchen with understairs

storage cupboard, wood flooring, four ringed gas hob with extractor hood. Built in oven, fitted wall and base units with worktops. Two obscure UPVc double glazed windows, one & half sink bowl. Plumbed for washer.

## Utility area

Utility area, plumbed for washer. Door leading to rear garden.

## Bedroom one

13'0" x 12'5" (3.98 x 3.8 )

UPVc double glazed window to the rear aspect, carpeted & radiator.

## Bedroom two

10'2" x 12'1" (3.1 x 3.7 )

UPVc double glazed window to the front aspect, carpeted & radiator.

## Bathroom

13'9" x 9'6" (4.2 x 2.9 )

Bath with shower over, obscure UPVc windows, laminate flooring, chrome heated towel rail. Wc, wash hand basin, storage cupboard.

## Bedroom three

6'10" x 9'6": (2.1 x 2.9:)

Good sized third bedroom. UPVc double glazed window to the front aspect, carpeted radiator.

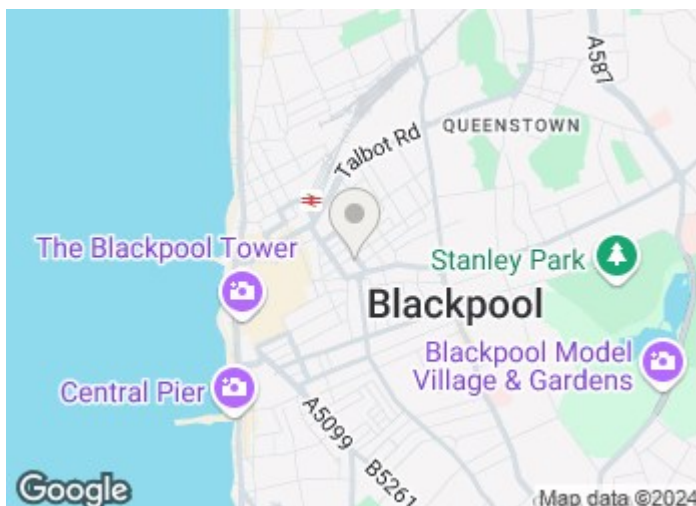
## Bedroom four

15'8" x 15'5" (4.8 x 4.7 )

Attic Bedroom, UPVc double glazed window, carpeted & radiator

## Rear garden

Paved rear garden.



## Directions





# Floor Plan

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