



33 Clifford Road, Blackpool,
FY1 2PU

£79,950

***** INVESTORS / DEVELOPERS - YOUR NEXT PROJECT *****

Spacious terraced house that is currently informally arranged as 2x two bedrooomed, self contained flats and needs converting back to a residential property. This would provide a super spacious family home, but obviously requires conversion and renovation.

No chain.

- Large terraced house
- IDEAL investment project
- Require modernisation throughout.
- No chain

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1948.



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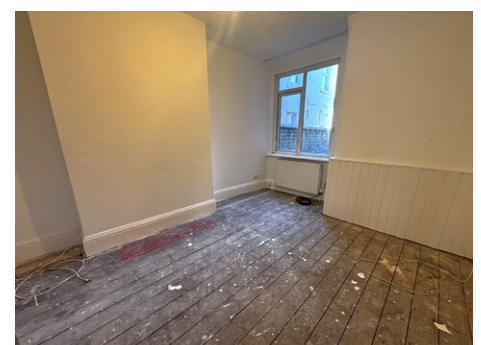
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Porch: Wooden front door, Tiled floor, Meter cupboard.

Hall: Meter cupboard.

Lounge: 15'1" x 12'9" (4.60 m x 3.89 m) Fireplace with mirrored hearth, UPVC double glazed bay window, Radiator.

Kitchen: 10'8" x 10'1" (3.25 m x 3.07 m) Range of wall and base cupboard units with complementary worktops, Stainless steel sink and drainer, Wall mounted boiler, space for under counter appliances, Free standing cooker, UPVC double glazed door and window.

Hallway.

Bedroom 1: 15'3" x 11'0" (4.65 m x 3.35 m) UPVC double glazed window, Radiator.

Bedroom 2: 10'8" x 7'8" (3.25 m x 2.34 m) Storage cupboard, UPVC double glazed window, Radiator.

Bathroom: Panelled bath with overhead shower, Pedestal wash basin, Low flush WC, UPVC double glazed window.



Flat 2:

Stairs to hallway.

Hall: Meter cupboard, Split level landing.

Lounge 2: 17'1" x 12'3" (5.21 m x 3.73 m) Two UPVC double glazed windows, Radiator.

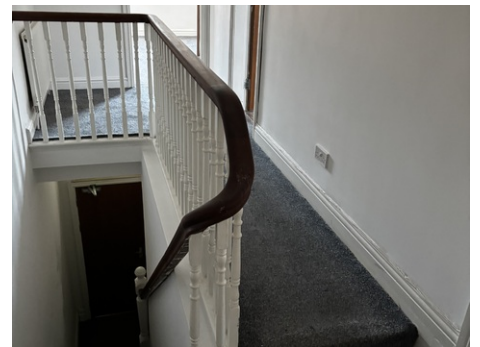
Kitchen 2: 11'11" x 11'3" (3.63 m x 3.43 m) Range of wall and base cupboard units with complementary worktops, Stainless steel sink and drainer, Freestanding cooker, Space for washing machine and fridge freezer, Wall mounted boiler, UPVC double glazed window.

Bedroom 1: 13'2" x 10'10" (4.01 m x 3.30 m) UPVC double glazed window, Radiator.

Bedroom 2: 9'6" x 8'4" (2.90 m x 2.54 m) UPVC double glazed window, Radiator.

Bathroom 2: Panelled bath with shower over, Vanity wash basin, Low flush WC, UPVC double glazed window, Radiator.

WC: Low flush WC, UPVC double glazed window.



Outside:

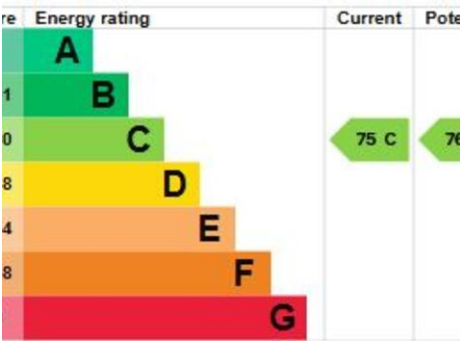
Front: Forecourt front garden, paved path to front door with lawn to side.

Rear: Concreted small yard.

Heating: Gas central heating (NOT TESTED).

Tenure: We have been informed that the property is freehold.
Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Flat 1 - Band - A £1594.81 (2025/26)
Flat 2 - Band - A £1594.81 (2025/26)



Directions: Travel north along Whitegate Drive onto Devonshire Road. Continue for some distance, under the bridge and turn first left Claremont Road. At the bottom of the road turn left into Sherbourne Road and finally third right into Clifford Road.

General Disclaimer: Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Clifford Road

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