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BRITISH
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GOLD WINNER
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BRITISH
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AWARDS
2021

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**59 Erdington Road, Blackpool,
FY1 5EH**

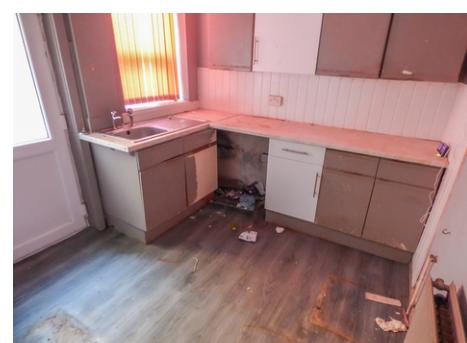
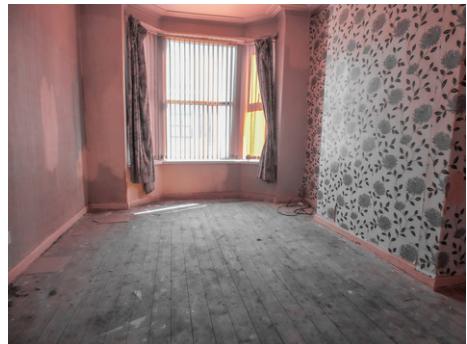
£59,950

***** ATTENTION INVESTORS / DEVELOPERS - RENOVATION PROJECT *****

This **LARGE** mid terraced house requires modernisation throughout. A possible **DEVELOPMENT PROJECT**. Spacious accommodation comprising **TWO** open plan reception areas, a **DINING** kitchen, **THREE** bedrooms, bathroom, UPVC double glazing and gas central heating. Within 200 yards of numerous **LOCAL** shops and amenities.

No chain

- THREE bedrooms
- TWO receptions
- DINING kitchen
- Bathroom
- UPVC double glazing
- Gas central heating
- NEEDS RENOVATION
- No chain



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Vestibule: UPVC double glazed front door, Meter cupboards, Coved ceiling.

Hall: Staircase, Coved ceiling, Radiator.

Lounge: 14'1" x 10'8" (4.29 m x 3.25 m) Coved ceiling, UPVC double glazed bay window, Double radiator.

Dining Room: 12'9" x 11'5" (3.89 m x 3.48 m) UPVC double glazed window, Radiator.

Dining Kitchen: 9'1" x 8'5" (2.77 m x 2.57 m) Fitted wall and base cupboards, Roll edge worktops, Stainless steel sink, UPVC double glazed window and rear door, Double radiator.



First Floor:

Landing: Split level landing.

Bedroom 1: 12'2" x 7'3" (3.71 m x 2.21 m) UPVC double glazed window, Radiator.



Bedroom 2: 13'1" x 9'0" (3.99 m x 2.74 m) UPVC double glazed window, Double radiator.

Bedroom 3: 9'1" x 6'5" (2.77 m x 1.96 m) UPVC double glazed window, Radiator.

Separate WC: Low flush WC, Panelled walls, UPVC double glazed window.



Bathroom: Comprising; Panelled bath with overhead shower and screen, Pedestal wash basin, Built in cupboard housing combi gas central heating boiler, UPVC double glazed window, Double radiator.

Outside:

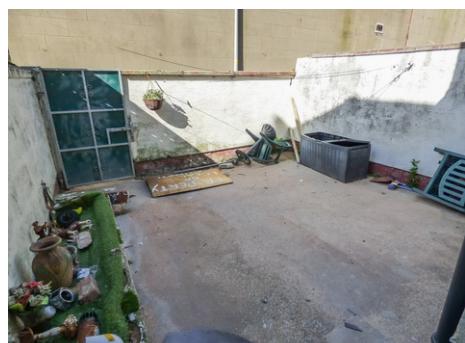
Rear Yard: Concreted for ease of maintenance



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: Band - A £1594.81 (2025/26)



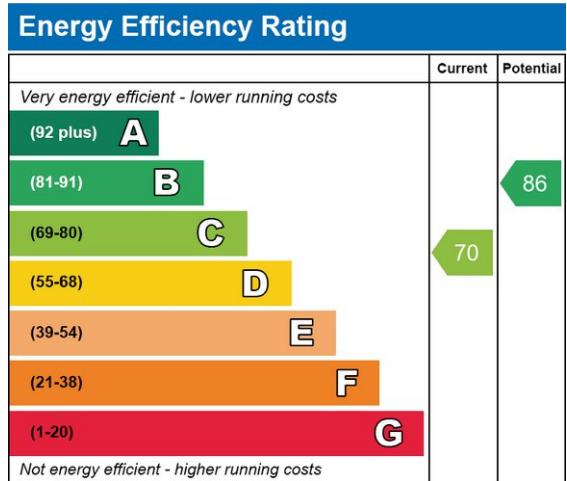
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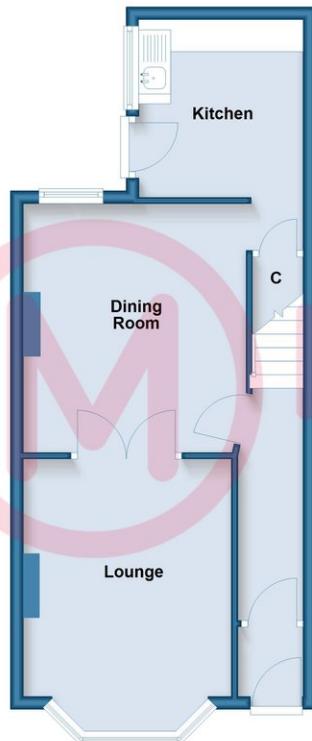
Directions: Travel south along Whitegate Drive. Straight ahead at the first set of lights and then turn second right into Palatine Road. Travel this road full length and turn left at the bottom into Central Drive. Turn right into Bethesda Square and first left into Erdington Road.

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.



Ground Floor



First Floor



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Plan produced using PlanUp.

Erdington Road

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