



48 George Street, Blackpool,  
FY1 3HZ

**£87,500**

**Well-Presented End Terrace on the Edge of the Town Centre**

A spacious and well-maintained end-terraced garden property ideally located right on the edge of the town centre, offering convenient access to a full range of amenities.

Situated close to the exciting new Talbot Gateway developments — including the new tram station, recently relocated government offices, and the proposed Multiversity — this property presents an excellent buy-to-let opportunity or potential future student accommodation (subject to necessary planning permissions).

The property is tastefully presented throughout and features a modern, stylish dining kitchen, two generous double bedrooms, two separate reception rooms, and a large four-piece family bathroom.

**Offered with no onward chain — early viewing is highly recommended.**

- TWO DOUBLE bedrooms
- Two reception rooms
- STYLISH fitted kitchen
- LARGE FOUR piece bathroom

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**McDonald**

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- UPVC double glazing
- Gas central heating
- CLOSE to TOWN CENTRE
- No chain

**Lounge:** 12'6" x 11'4" (3.81 m x 3.45 m) Coved ceiling, Wood effect laminate flooring, UPVC double glazed window, Radiator. Double doors to:-

**Dining Room:** 13'0" x 11'10" (3.96 m x 3.61 m) UPVC double glazed window, Radiator.

**Dining Kitchen:** 11'9" x 8'3" (3.58 m x 2.51 m) Stylish range of fitted wall and base cupboard units, Complementary roll edge worktops, Built in oven and hob with extractor hood, Colour coordinated sink, Combi gas central heating boiler, Understairs storage, UPVC double glazed window and rear door.

#### First Floor:

**Landing:** Split level landing.

**Bedroom 1:** 15'0" x 12'4" (4.57 m x 3.76 m) UPVC double glazed window, Radiator.

**Bedroom 2:** 13'1" x 9'7" (3.99 m x 2.92 m) Built in cupboard, UPVC double glazed window, Radiator.

**Bathroom:** A very spacious four piece modern bathroom comprising; Panelled bath, Pedestal wash basin, Low flush WC and separate shower cubicle, Part tiled walls, UPVC double glazed window, Radiator.

#### Outside:

**Front:** Forecourt garden.

**Rear Yard.**

**Heating:** Gas central heating (NOT TESTED).(Boiler Installation document dated 2023 available for review)

**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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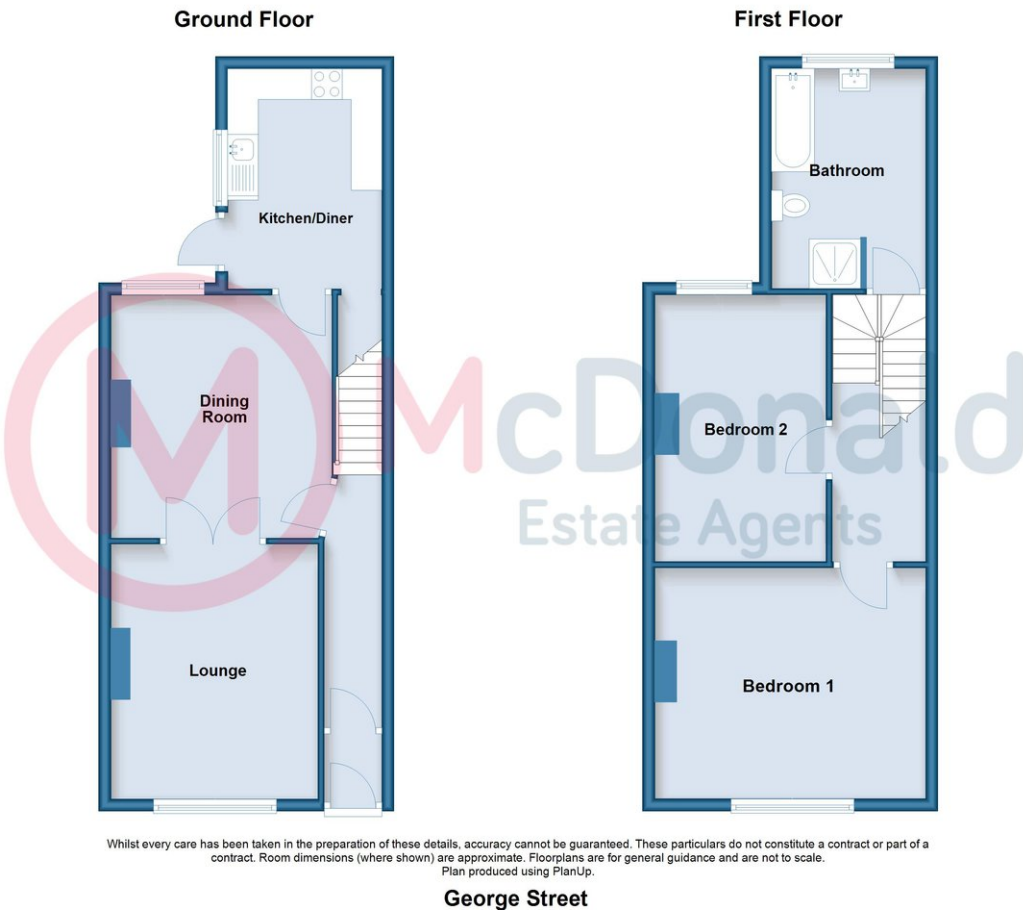


**Directions:** Take Whitegate Drive to the junction at Devonshire Square and continue straight across and travel through the next set of traffic lights. George Street is the next turning on the left.

**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) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		



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