

13 Aintree Road, Blackpool
Blackpool

Offers Over **£80,000**

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This 2 bedroom mid-terraced house presents itself as an enticing opportunity, catering to investors and those embarking on their first home purchase. The property welcomes you through an entrance vestibule leading into a spacious lounge. For those in need of extra space, a separate dining room, which could easily double up as a second reception room, provides flexibility to suit individual preferences. The kitchen offers a functional layout, ensuring efficiency and convenience in every-day living. Upstairs, two generously sized double bedrooms await, and completing the upper level is a 4-piece suite bathroom. To the rear, there is a south-facing yard.

Council Tax band: A

Tenure: Freehold

- 2 Bedroom Mid Terrace
- Investment Opportunity, Ideal First Time Buy
- Entrance Vestibule, Lounge, Dining Room/2nd Reception Room, Kitchen
- 2 Double Bedrooms, 4 Piece Suite Bathroom
- South Facing Yard
- Boiler c. 2 Years Old, Last Serviced Dec 2023, Loft Is Boarded With Pull Down Ladders





Entrance Vestibule
3' 2" x 3' 2" (0.96m x 0.96m)

Lounge
13' 2" x 12' 1" (4.01m x 3.69m)

Dining Room
14' 6" x 12' 2" (4.42m x 3.70m)

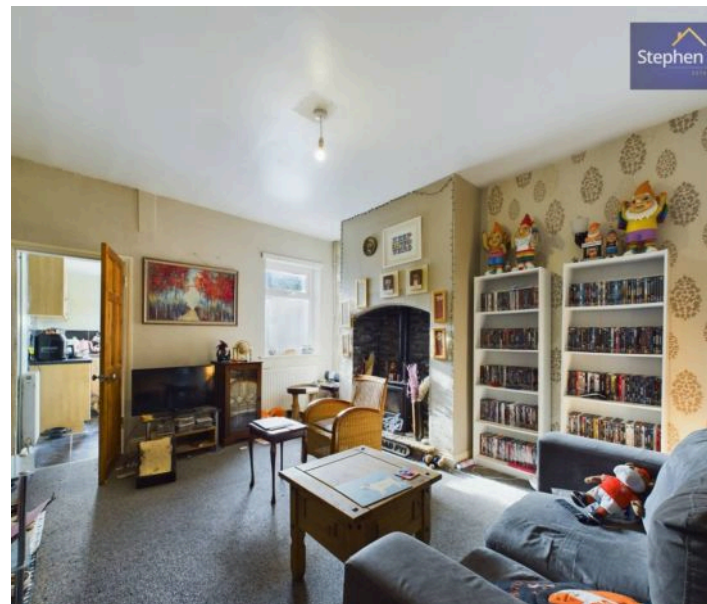
Kitchen
10' 2" x 6' 8" (3.10m x 2.02m)

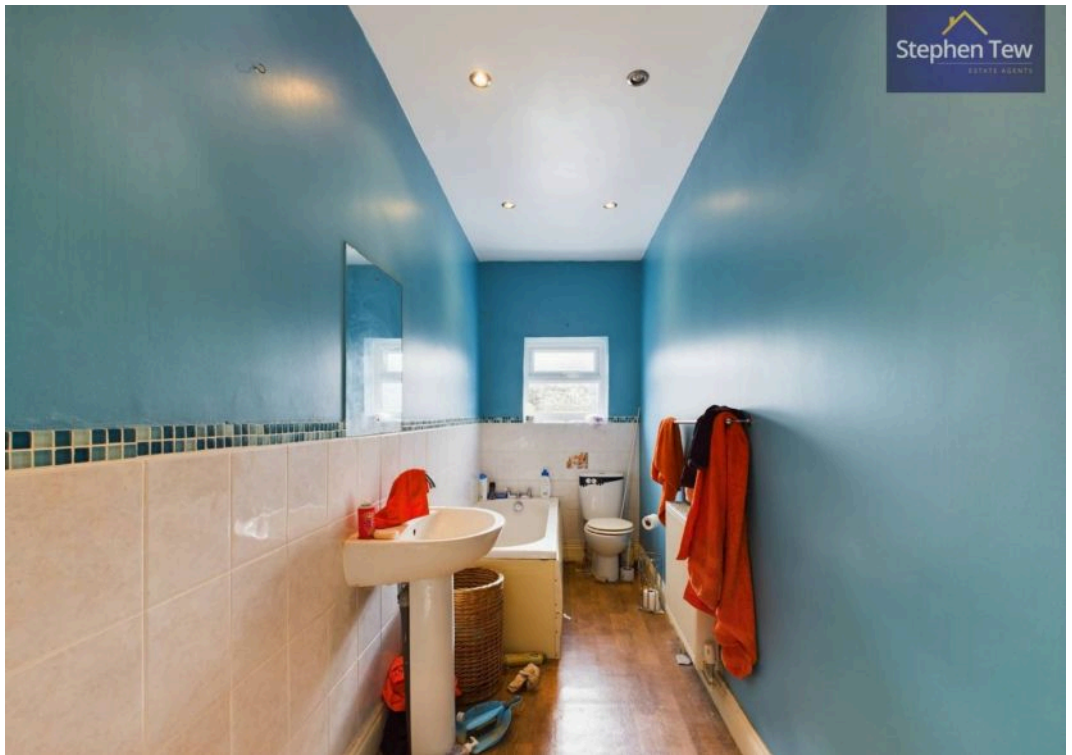
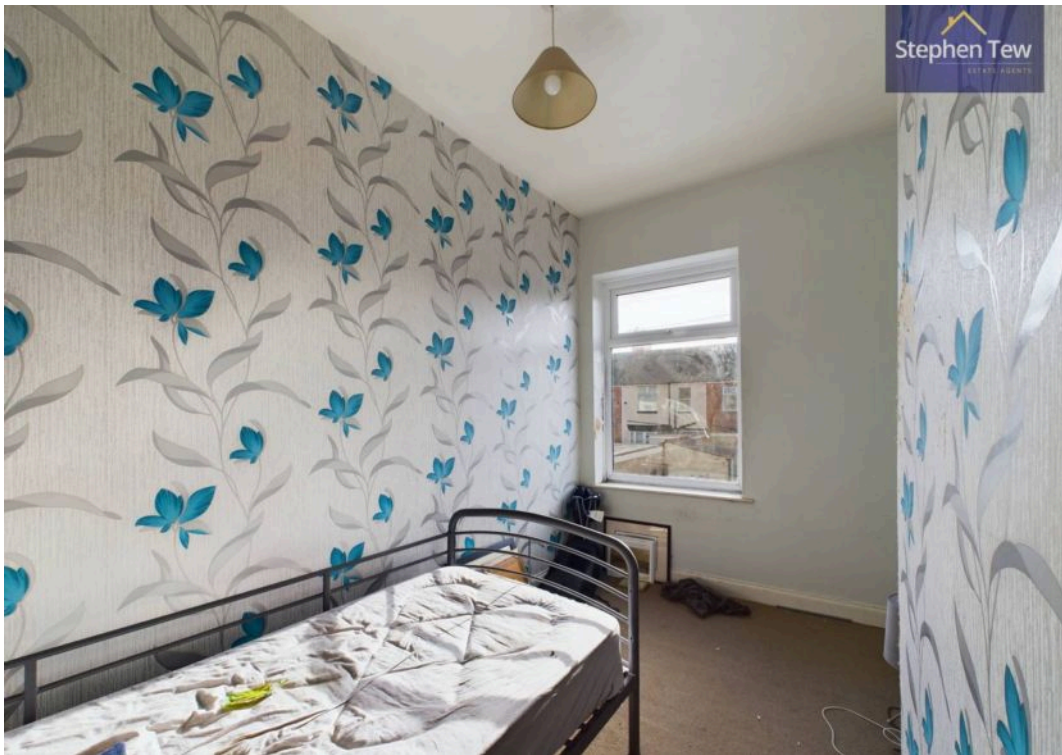
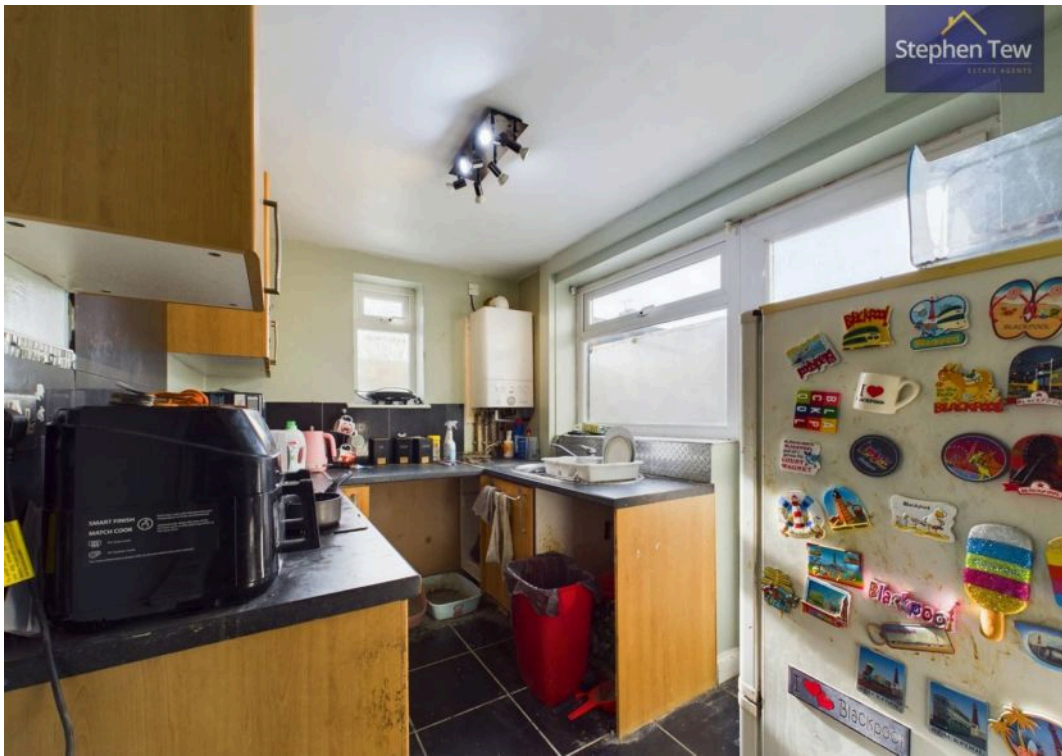
Landing
2' 10" x 7' 4" (0.87m x 2.23m)

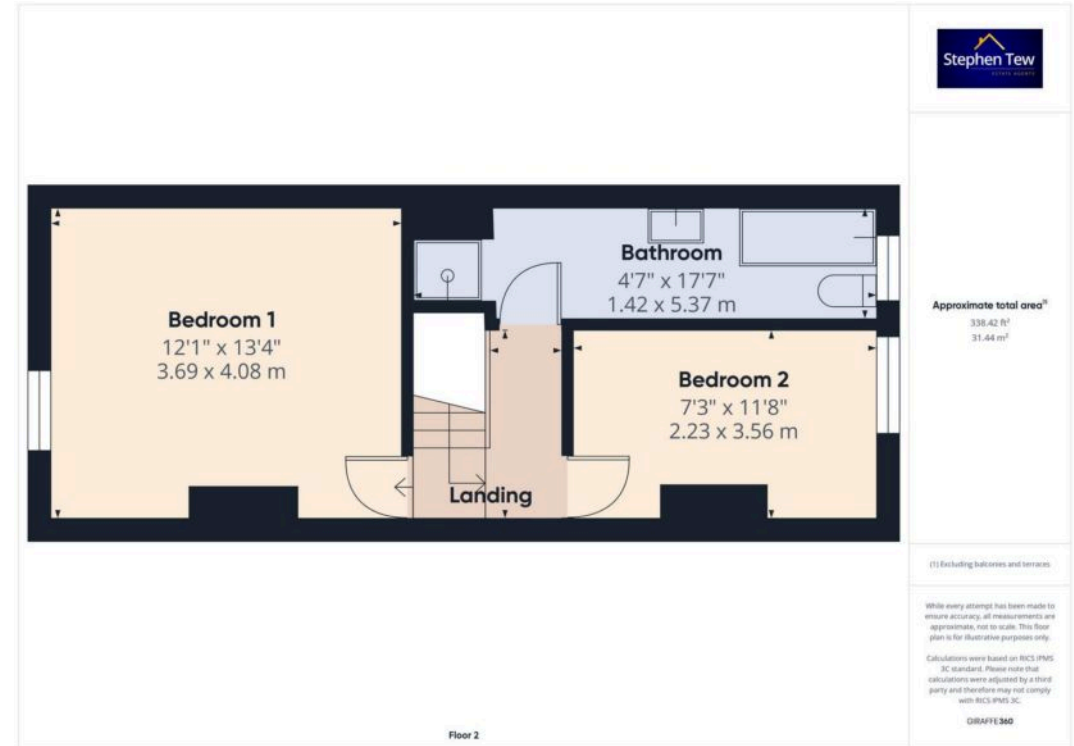
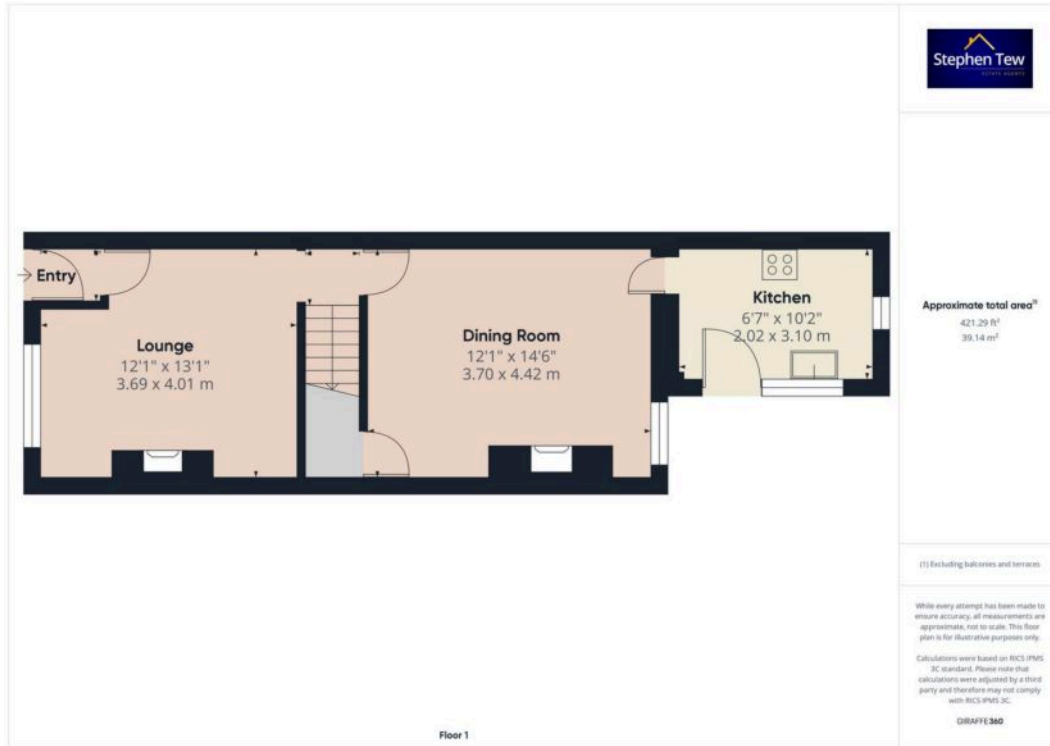
Bedroom 1
13' 5" x 12' 1" (4.08m x 3.69m)

Bedroom 2
11' 8" x 7' 4" (3.56m x 2.23m)

Bathroom
17' 7" x 4' 8" (5.37m x 1.42m)









Stephen Tew Estate Agents

Stephen Tew Estate Agents, 132 Highfield Road - FY4 2HH

01253 401111

info@stephentew.co.uk

www.stephentew.co.uk

