



10 Cheltenham Road, Blackpool

Blackpool

Offers Over £130,000

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An enticing investment opportunity awaits with this versatile and meticulously maintained property, presenting two flats within a fully tenanted mid-terraced house. The ground floor flat greets you through a communal hallway leading to a cosy lounge, a hallway guiding to the bedroom, a well-equipped kitchen, and a bathroom. Ascend the stairs to the first-floor flat to discover a hallway granting access to the spacious lounge, a bedroom exuding comfort, an additional bedroom/reception room for flexibility, a bathroom, and a bright kitchen. A convenient garage at the rear of the property adds further allure, catering to your storage needs seamlessly. Both flats are currently occupied, making it an ideal turnkey investment opportunity with the vendor committed to selling with tenants in place. This property benefits from its strategic location near local amenities, efficient transport links, and the esteemed Blackpool Victoria Hospital, offering a mix of convenience and comfort. With the added advantage of 'no chain,' this property promises a hassle-free ownership transition, ensuring a smooth transaction process for the discerning buyer seeking a promising investment venture.

Enhancing the allure of this property is the external space it presents, providing a tranquil respite amidst the urban landscape. The serene outdoor ambience allows for relaxation and unwinding after a busy day, offering a retreat within the confines of your home. Additionally, the outdoor area allows for potential enhancements or personal touches to create a bespoke outdoor oasis tailored to your preferences. Whether you envision a vibrant garden, a cosy seating area, or a functional outdoor space, the possibilities are endless with this property's expansive outdoor canvas. Embrace the opportunity to enjoy the outdoors at your leisure, creating a harmonious blend between indoor comfort and outdoor serenity right at your doorstep.

Council Tax band: A

Tenure: Leasehold

- Investment Opportunity, Fully Tenanted Mid Terraced House converted into two Flats
- Communal Hallway leads to the Ground Floor Flat which comprises of a Lounge, Hallway leading to the Bedroom, Kitchen, Bathroom
- Stairs lead to the First Floor Flat with the Hallway leading to the Lounge,





Communal Hallway

12' 9" x 4' 3" (3.89m x 1.29m)

Flat 1 Lounge

12' 6" x 12' 1" (3.80m x 3.69m)

Flat 1 Hallway

3' 2" x 6' 9" (0.97m x 2.06m)

Flat 1 Bedroom

14' 8" x 10' 10" (4.47m x 3.29m)

Flat 1 Hallway

9' 1" x 5' 9" (2.76m x 1.74m)

Flat 1 Kitchen

13' 4" x 9' 9" (4.06m x 2.98m)

Flat 1 Bathroom

6' 1" x 9' 3" (1.85m x 2.83m)

Stairs to Flat 2

Flat 2 Hallway

5' 4" x 8' 9" (1.63m x 2.67m)

Flat 2 Hallway

12' 9" x 7' 5" (3.88m x 2.27m)

Flat 2 Lounge

12' 7" x 9' 5" (3.84m x 2.86m)

Flat 2 Bedroom 1

9' 11" x 7' 8" (3.03m x 2.33m)

Flat 2 Bedroom/Reception Room

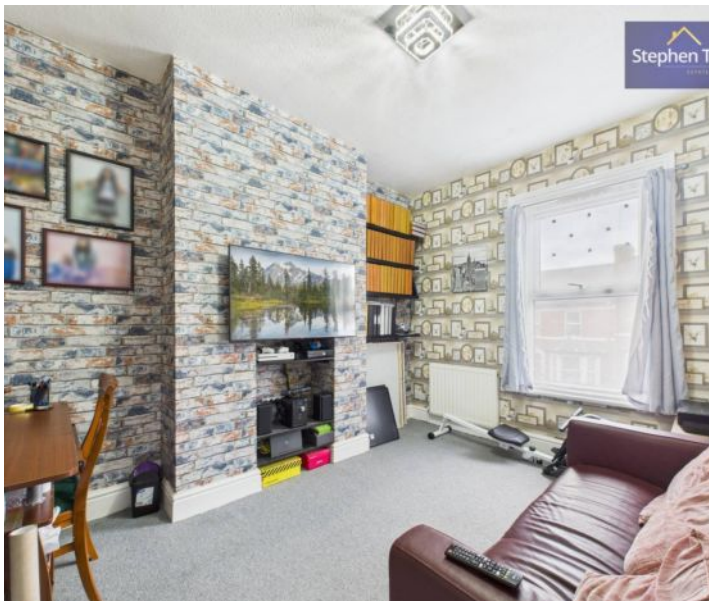
13' 0" x 11' 5" (3.97m x 3.48m)

Flat 2 Bathroom

7' 1" x 6' 9" (2.17m x 2.07m)

Flat 2 Kitchen

14' 2" x 10' 2" (4.33m x 3.10m)





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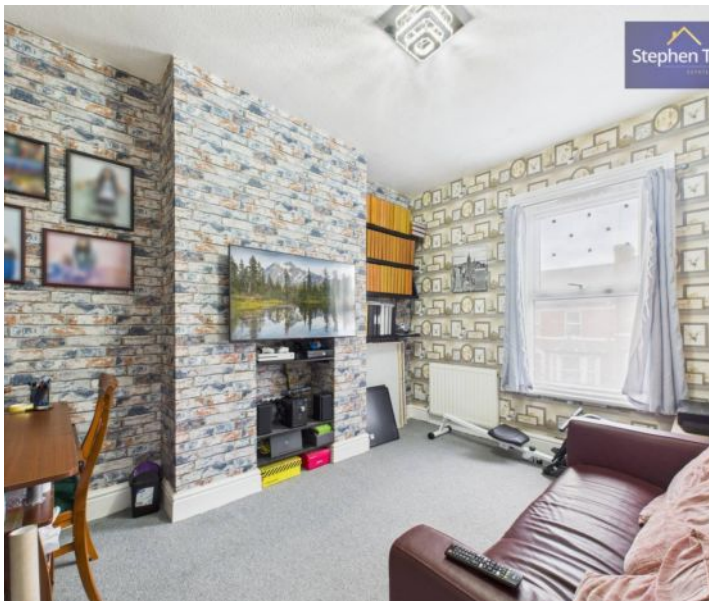
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YARD

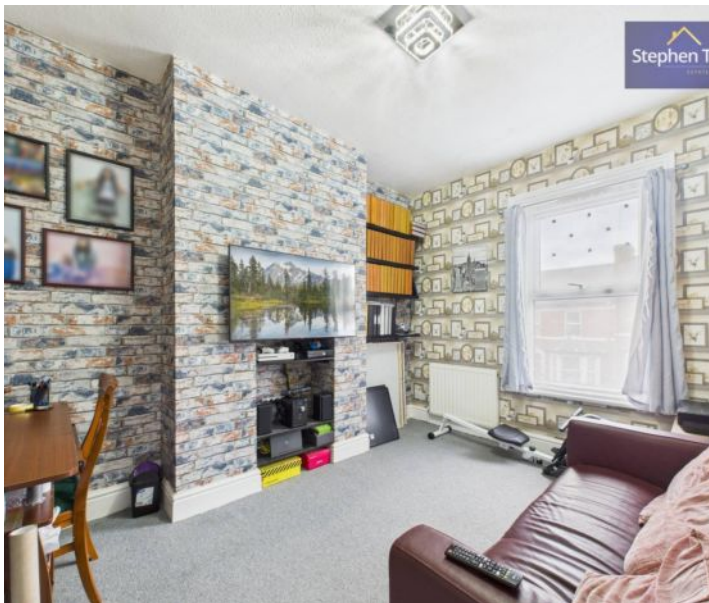
FRONT GARDEN

PERMIT

1 Parking Space

GARAGE

Single Garage





Floor 1



Floor 2



Approximate total area⁽¹⁾
1460 ft²
135.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

DRAFT/360



Floor 1



Approximate total area⁽¹⁾
855 ft²
79.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

DRAFT/360



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