



37 Kenilworth Gardens, South Shore,
Blackpool, FY4 1JL

£139,950

***** Possible Development / Investment Opportunity *****

Offering excellent potential to add value, this semi-detached house would make an ideal project for investors, developers, or buyers looking to create a fantastic family home. Requiring general modernisation throughout, the property provides a great opportunity to personalise and improve.

The accommodation comprises **THREE** bedrooms plus a useful **LOFT ROOM**, **TWO** reception rooms, generous rear gardens, and off-street parking.

Conveniently situated within just half a mile of both the **SEAFRONT** and the shops and amenities of Highfield Road, the property is offered for sale with **NO ONWARD CHAIN**.

- **THREE** bedrooms PLUS loft room
- Lounge; Dining Room
- Kitchen
- Gas central heating; UPVC double glazing
- Off street **PARKING**
- Requires modernisation
- No chain

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Hall: Spindled staircase, Meter cupboard, Coved ceiling, Picture rail, Radiator.

Lounge: 15'8" x 13'3" (4.78 m x 4.04 m) Beautiful fireplace with decorative fire surround, Composite marble inset and hearth with a living flame coal effect gas fire, Wood effect laminate flooring, Coved ceiling, Picture rail, UPVC double glazed bay window, Double radiator.

Dining Room: 16'6" x 12'10" (5.03 m x 3.91 m) Coved ceiling, UPVC double glazed bay window, Double radiator.

Kitchen: 9'5" x 9'3" (2.87 m x 2.82 m) Fitted wall and base cupboard units, Complementary roll edge worktops, Service bar to dining room, Colour coordinated sink, Extractor hood to canopy, Built in cupboard to alcove, UPVC double glazed window and rear door.

First Floor:

Landing: UPVC double glazed window.

Bedroom 1: 13'4" x 13'3" (4.06 m x 4.04 m) Fitted wardrobes and understairs storage, Coved ceiling, UPVC double glazed bay window, Double radiator.

Bedroom 2: 13'2" x 12'11" (4.01 m x 3.94 m) Picture rail, UPVC double glazed window, Radiator.

Bedroom 3: 8'9" x 6'6" (2.67 m x 1.98 m) UPVC double glazed window, Radiator.

Bathroom: Comprising; Panelled corner bath, Overhead shower and screen, Low flush WC, Pedestal wash basin, Built in louvred cupboard, Tiled floor, Part tiled walls, UPVC double glazed window.

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

Second Floor:

Loft Room: 16'11" x 14'1" (5.16 m x 4.29 m) Access to eaves storage, Double glazed skylight window.

Outside:

Front: Brick/block paved with flowerbed.

Rear: Brick/block paved path and patios, Flowerbed to border. Over 45' in length.

Parking: Off street parking to the front.

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 - C £2233.97

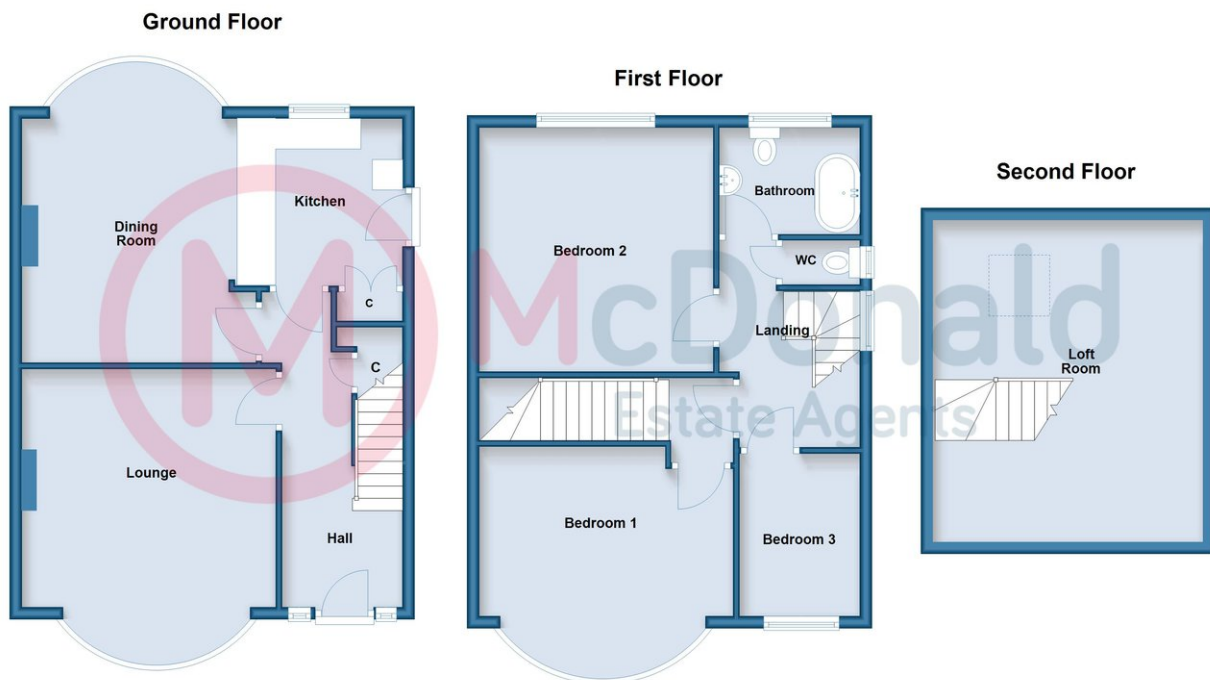


Directions: Take Lytham Road heading south, after passing through the traffic lights with Watson Road, take the second right into Kenilworth Gardens.

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			71
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



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Kenilworth Gardens

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