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58 Enfield Road, Blackpool FY1 2RB

£85,000

This Mid Terrace home is in good decorative order throughout, and is surprisingly spacious with THREE well proportioned Bedrooms, Lounge and a stylish modern Dining kitchen measuring 14' x 13'. Conveniently located within 3/4 mile of North Shore Train Station and the town centre with its wealth of shops and amenities, a perfect First Time Buy or possible Buy To Let investment.







- **THREE Bedrooms**
- **Lounge**
- **Modern fitted Dining Kitchen**
- **Modern Bathroom**
- **UPVC double glazing**
- **Gas central heating.**

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Vestibule: UPVC double glazed front door, Wood effect flooring.

Lounge: 14'0" x 12'4" (4.27 m x 3.76 m) Fire surround, Wood effect flooring, TV point, UPVC double glazed window, Radiator.

Dining Kitchen: 14'0" x 13'0" (4.27 m x 3.96 m) Superb range of modern fitted wall and base cupboard units with complementary worktops, Space for Range cooker with extractor hood, Plumbed for washing machine, One and a half bowl sink with mixer tap, Feature tile wall, UPVC double glazed window and door, Radiator.



First Floor:

Landing.:

Bedroom 1: 11'6" x 9'1" (3.51 m x 2.77 m) UPVC double glazed window, Radiator.

Bedroom 2: 14'3" x 6'9" (4.34 m x 2.06 m) UPVC double glazed window, Radiator.



Bedroom 3: 9'2" x 7'0" (2.79 m x 2.13 m) Wood effect laminate flooring, UPVC double glazed window, Radiator.

Bathroom: Modern style three piece bathroom comprising; Panelled bath with mixer tap shower, Pedestal wash basin, Part tiled walls, UPVC double glazed window, Towel heater radiator.



Outside:

Rear: Paved yard to the rear.

Heating: Gas central heating (NOT TESTED).



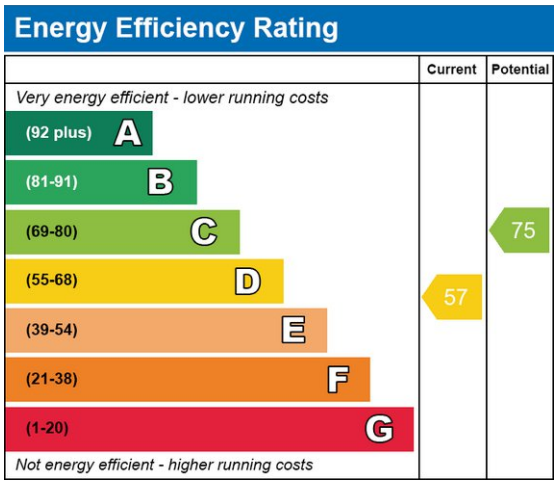
Tenure: We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - A £1675.48 (2026/27)

Directions: Travel north along Devonshire Road, after passing under the bridge turn first left into Claremont Road. Turn second left into Fairfield Road and at the bottom right into Enfield 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.





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Plan produced using PlanUp.

Enfield Road

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