



Estate Agents and Valuers

**' CASH BUYERS ONLY! '**



**27 CARSHALTON ROAD BLACKPOOL FY1 2NR**  
**PRICE £80,000**  
**NO CHAIN**

- . **LARGE BAY FRONTED TERRACE HOUSE**
- . **4 BEDROOMS & 3 RECEPTIONS**
- . **2 BATHROOMS**
- . **UPVC DOUBLE GLAZING & GAS CENTRAL HEATING**
- . **COMPACT REAR COURTYARD**
- . **REQUIRING GENERAL UPDATING THROUGHOUT**

**DESCRIPTION** This substantial bay fronted garden terrace occupies a convenient position just a short walk from the Promenade and within easy reach of the train station and Blackpool town centre. Requiring general updating throughout and with no kitchen fitted the property is offered as a cash buy only. The accommodation features entrance vestibule, entrance hall, three receptions and a kitchen, utility room and a ground floor shower room and W.C. On the first floor is a landing, four bedrooms and another bathroom and W.C. To the front of the property is a garden and at the rear is a compact courtyard.

**LOCATION** Proceeding out of Blackpool along Dickson Road to the roundabout junction with Pleasant Street and turn right. At the following roundabout turn left into Egerton Road and Carshalton Road is a short turning on the right.



**27 CARSHALTON ROAD BLACKPOOL**

**The accommodation comprises:-**

**ON THE GROUND FLOOR**

**ENTRANCE VESTIBULE**

**ENTRANCE HALL** Radiator, stairs.

**LOUNGE** 16'7 X 12'0. UPVC double glazed window, radiator.

**KITCHEN** 13'4 X 10'7. Requiring fitting UPVC double glazed window, radiator.

**DINING ROOM** 13'0 X 11'0. UPVC double glazed window, radiator.

**MORNING ROOM** 10'10 X 10'2 Two UPVC double glazed windows.

**UTILITY ROOM** Valiant combi boiler, radiator, UPVC double glazed window.

**SHOWER ROOM & W.C** Shower cubicle, pedestal wash and basin, W.C – low suite.

**ON THE FIRST FLOOR**

**LANDING** Skylight, loft access.

**BEDROOM NO 1** 13'5 X 10'8. UPVC double glazed window, radiator.

**BEDROOM NO 2** 15'9 X 11'0. Two UPVC double glazed windows, radiator.

**BEDROOM NO 3** 13'0 X 9'9. UPVC double glazed window, radiator.

**BEDROOM NO 4** 10'7 X 6'8. UPVC double glazed window, radiator.

**BATHROOM & W.C** Panelled bath, pedestal wash hand basin, W.C – low suite, radiator, UPVC double glazed window.

**OUTSIDE**

**COMPACT YARD TO REAR**

**TENURE** Freehold.

**SERVICES** All mains services – gas fired central heating.

**VIEWINGS** Only by prior appointment through Duncan Raistrick Estate Agents. Tel:- 01253 751791 – open 7 days a week.

**COUNCIL TAX BAND :- B**

**EPC RATING:- D**