

106 Cocker Street, Blackpool, FY1 2EB

Three Terraced House

£70,000 Guide Price

 **3**  **2**  **1**



Terraced property in need of some modernisation

A fantastic opportunity to acquire this three-bedroom mid-terraced property, situated in a popular residential location close to Blackpool Town Centre and a wide range of local amenities and transport links.

Requiring some modernisation, this property offers the perfect opportunity for buyers looking to put their own stamp on a home or for investors seeking a rewarding refurbishment project.

The accommodation briefly comprises an entrance hallway, two spacious reception rooms, a fitted kitchen, three well-proportioned bedrooms, and a family bathroom. Externally, the property benefits from small front and rear gardens.

Offering excellent potential and positioned within a convenient and established residential area, this property presents an exciting prospect for those looking to create a home tailored to their own tastes and requirements.

Vestibule

uPVC double glazed door

Hallway

Lounge 3.18m x 3.36m (10ft 5in x 11ft)

Fire surround, Meter cupboard, uPVC double glazed bay window, Radiator.

Dining Room 3.08m x 3.96m (10ft 1in x 12ft 11in)

Cupboard housing combination boiler, built in shelf unit, uPVC double glazed window, Radiator.



Key Features

- Popular Residential Location
- Deceptive Accommodation
- Three Bedrooms
- Gas Central Heating
- Double Glazing
- Gardens Front & Rear
- Spacious Accommodation with Potential to modernise further
- Early Viewing Essential
- NO CHAIN

01253 352207

info@shorelineestates.co.uk
www.shorelineestates.co.uk

Shoreline Estates Ltd
57 Red Bank Road, Bispham,
Blackpool, FY2 9HX

Kitchen 2.19m x 2.50m (7ft 2in x 8ft 2in)
Fitted kitchen comprising of wall and base cupboard units with complimentary roll edge work tops, One & a half bowl single drainer stainless steel sink with mixer tap, Integrated oven, hob and extractor fan over, part tiled walls, Plumbed or automatic washing machine, uPVC double glazed bay window, uPVC double glazed door leading to rear garden.

First Floor

Bedroom 1 3.14m x 3.04m (10ft 3in x 9ft 11in)
uPVC double glazed window, Radiator.

Bedroom 2 3.42m x 2.79m (11ft 2in x 9ft 1in)
uPVC double glazed window, Radiator.

Bedroom 3 2.48m x 2.55m (8ft 1in x 8ft 4in)
uPVC double glazed window, Radiator.

Bathroom
Comprising panelled bath with electric shower over, Pedestal wash hand basin, Low flush WC, Tiled walls, Built in storage cupboard, uPVC double glazed window, Radiator.

Outside

Front Garden
Mainly concrete with established bushes and trees

Rear Garden
Mainly artificial grass with established border, Rear access gate.

Additional Information

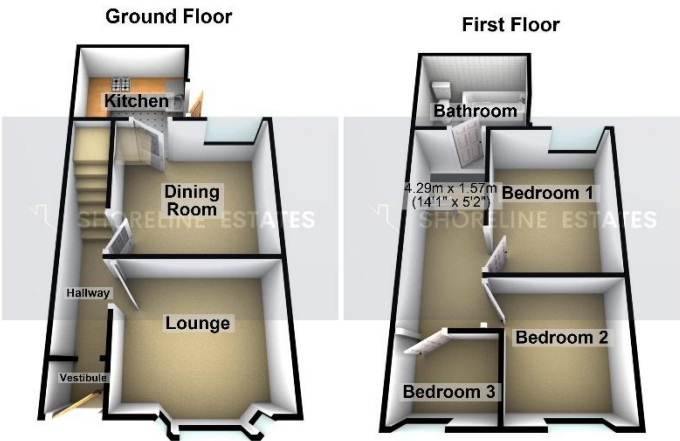
FREEHOLD. (All prospective purchasers should verify this information with their solicitors prior to exchange of contracts.)

All fixtures & fittings are excluded from the sale unless separately included within the legal 'fixtures and fittings' details.

INFORMATION
Please note this brochure including photography was prepared by Shoreline Estates in accordance with the sellers' instructions.

WARRANTIES
The seller does not make any representations or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.
Services, systems, appliances, fittings and equipment have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

DISCLAIMER
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time, there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Get in touch

FOR APPOINTMENTS AND
ENQUIRIES

01253 352207

info@shorelineestates.co.uk

A Fully Tailored Property
Service To Meet Your Needs
And Exceed Your Expectations



01253 352207

info@shorelineestates.co.uk

www.shorelineestates.co.uk

Shoreline Estates Ltd
57 Red Bank Road, Bispham, Blackpool, FY2 9HX