



53 Handsworth Road, Blackpool,
FY1 2QZ

£64,950

An excellent **DEVELOPMENT** and **INVESTMENT** opportunity.

This mid-terraced house requires further modernisation throughout, presenting an ideal opportunity to **ADD SIGNIFICANT VALUE**.

The accommodation comprises a lounge and spacious **FITTED DINING KITCHEN**, together with **TWO** bedrooms and a bathroom. Further features include gas central heating and **UPVC double glazing**.

Externally, there is a sunnier **SOUTH FACING** rear yard.

Conveniently situated within $\frac{3}{4}$ mile of **BLACKPOOL TOWN CENTRE** and **BLACKPOOL NORTH TRAIN STATION**, making this an attractive proposition for investors, developers or those looking for a project.

Offered with **NO ONWARD CHAIN**.

- TWO bedrooms
- Lounge
- FITTED dining kitchen
- UPVC double glazing; Gas central heating
- Requires modernisation throughout
- No chain



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Vestibule: Double glazed composite front door.

Lounge: 14'1" x 12'4" (4.29 m x 3.76 m) Feature fireplace with polished wood fire surround and living flame stone effect gas fire, Meter cupboard, UPVC double glazed window.

Dining Kitchen: 14'1" x 10'7" (4.29 m x 3.23 m) Modern fitted wall and base cupboard units, Complementary roll edge worktops and breakfast bar, Built in oven and hob with extractor hood, Stainless steel sink, Tiled splashback, Understairs storage, UPVC double glazed window, UPVC rear door.



First Floor:

Landing.

Bedroom 1: 14'5" x 14'0" (4.39 m x 4.27 m) Two UPVC double glazed windows, Double radiator.

Bedroom 2: 11'6" x 9'0" (3.51 m x 2.74 m) Built in cupboard, Housing combi gas central heating boiler, UPVC double glazed window, Double radiator.



Bathroom: Comprising; Panelled bath with overhead shower, Pedestal wash basin, Low flush WC, Part tiled walls, UPVC double glazed window, Double radiator.

Outside: There is a concreted rear yard.



Heating: Gas central heating. Gas tested April 2026. (Gas safety Record available to view in the office).

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)

Electric: Tested June 2024 (Electrical Installation Condition Report available to view in the office).

Boiler: Baxi boiler was installed April 2026. (Warranty available to view in the office.)



Directions: Take Whitegate Drive and proceed to the junction at Devonshire Square. Proceed straight ahead into Devonshire Road continue straight across at Talbot Road, under the bridge and left into Claremont Road. Then turn second left into Fairfield Road. Handsworth Road is the third turning on your right.

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	70	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Plan produced using PlanUp.

Handsworth Road

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