



23 Queen Victoria Road, Blackpool

Blackpool

Guide Price £40,000



# 23 Queen Victoria Road

Blackpool, Blackpool

**Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £40,000**

**Please note, any viewings or offers that take place from this moment must be placed through the auction T&Cs as per the Sellers agreement.**

This 3-bedroom terraced house, situated in a sought-after area, awaits a discerning buyer with an eye for transformation. In need of renovation, this property offers a blank canvas full of potential for those looking to create their dream home.

Conveniently located near local amenities and excellent transport links, this home promises both comfort and accessibility. The welcoming hallway sets the tone upon entry, leading to the heart of the home. Here, you'll find a spacious kitchen, ideal for culinary pursuits, and a cosy lounge/diner where cherished memories can be made.

Ascend the staircase to the landing, where the layout is thoughtfully designed to provide privacy and space. The master bedroom offers a retreat from the day's hustle and bustle, while two additional bedrooms provide flexibility for guests or family members. The family bathroom, centrally located, ensures convenience and functionality for daily routines.

With vision and creativity, this terraced house has the potential to be transformed into a stylish and comfortable abode. Whether you're an aspiring designer eager to put your mark on a property or a savvy investor seeking a rewarding project, this residence offers the opportunity to tailor a living space to your personal tastes and needs.

Embrace the challenge of renovation and create a home that reflects your individual style and preferences. With its prime location and inherent possibilities, this property presents a rare chance to craft a living space that is uniquely yours – one that embodies both character and contemporary living.

Don't miss out on this chance to unlock the potential of this promising terraced house. Explore the possibilities that await within its walls and envision the future







#### **Hallway**

13' 5" x 5' 1" (4.10m x 1.54m)

#### **Kitchen**

13' 4" x 5' 6" (4.06m x 1.68m)

#### **Lounge/Diner**

27' 0" x 10' 4" (8.22m x 3.16m)

#### **Landing**

8' 4" x 4' 2" (2.53m x 1.26m)

#### **Bedroom 1**

13' 0" x 9' 6" (3.96m x 2.90m)

#### **Bedroom 2**

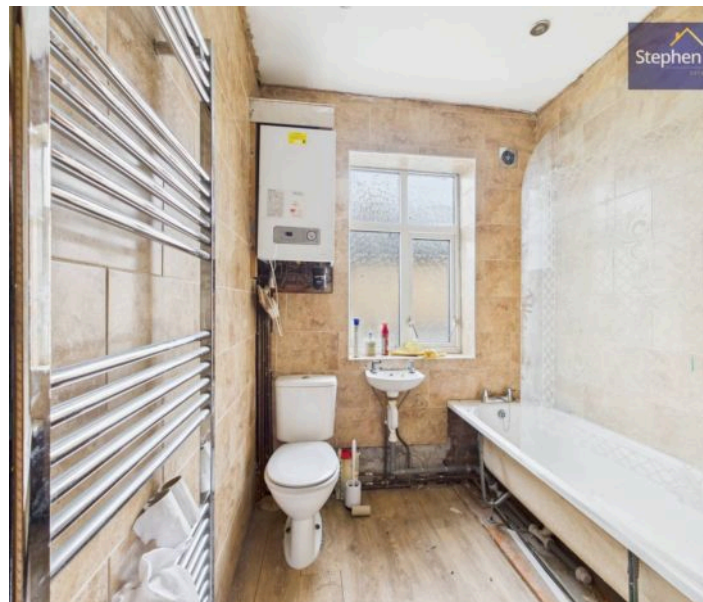
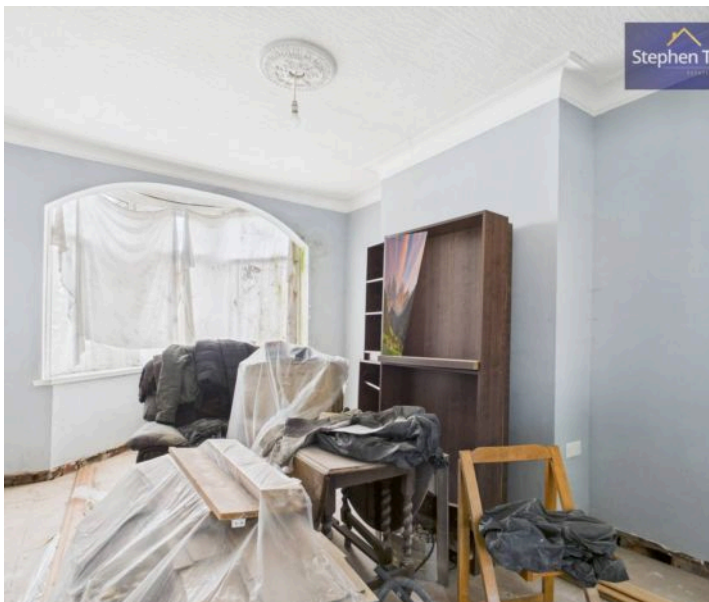
13' 8" x 9' 8" (4.16m x 2.94m)

#### **Bedroom 3**

9' 0" x 6' 5" (2.74m x 1.95m)

#### **Bathroom**

9' 0" x 6' 5" (2.74m x 1.95m)







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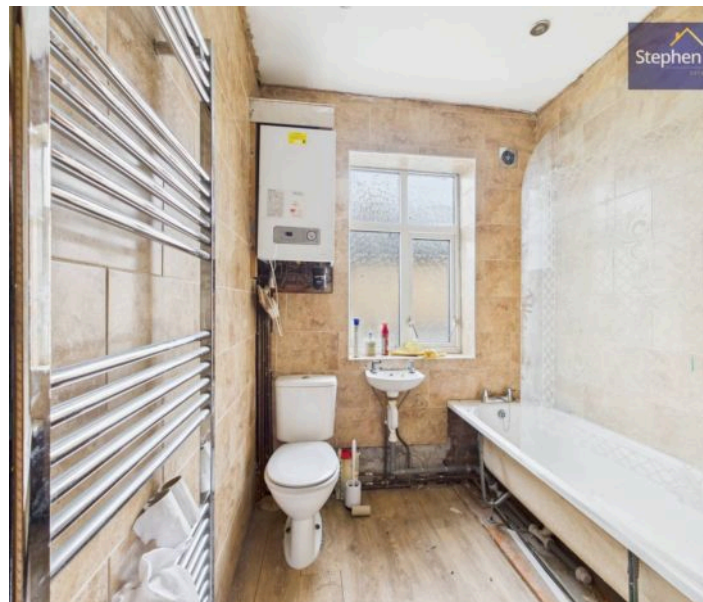
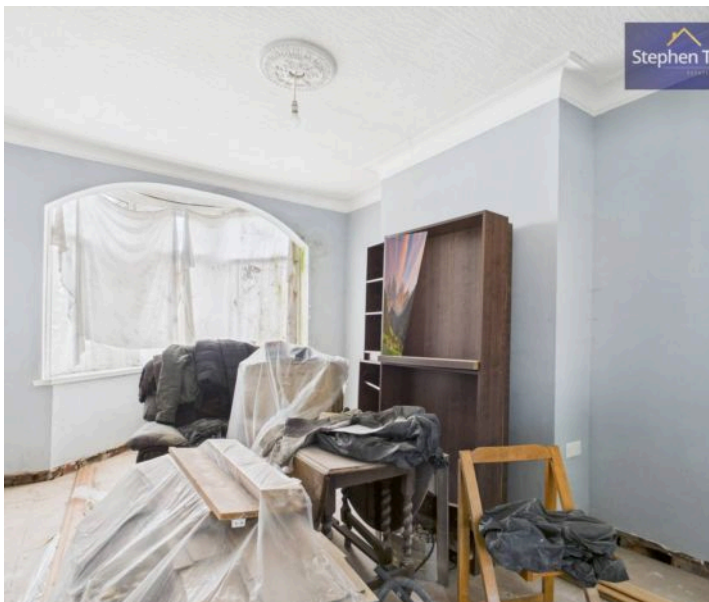
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#### **Bedroom 3**

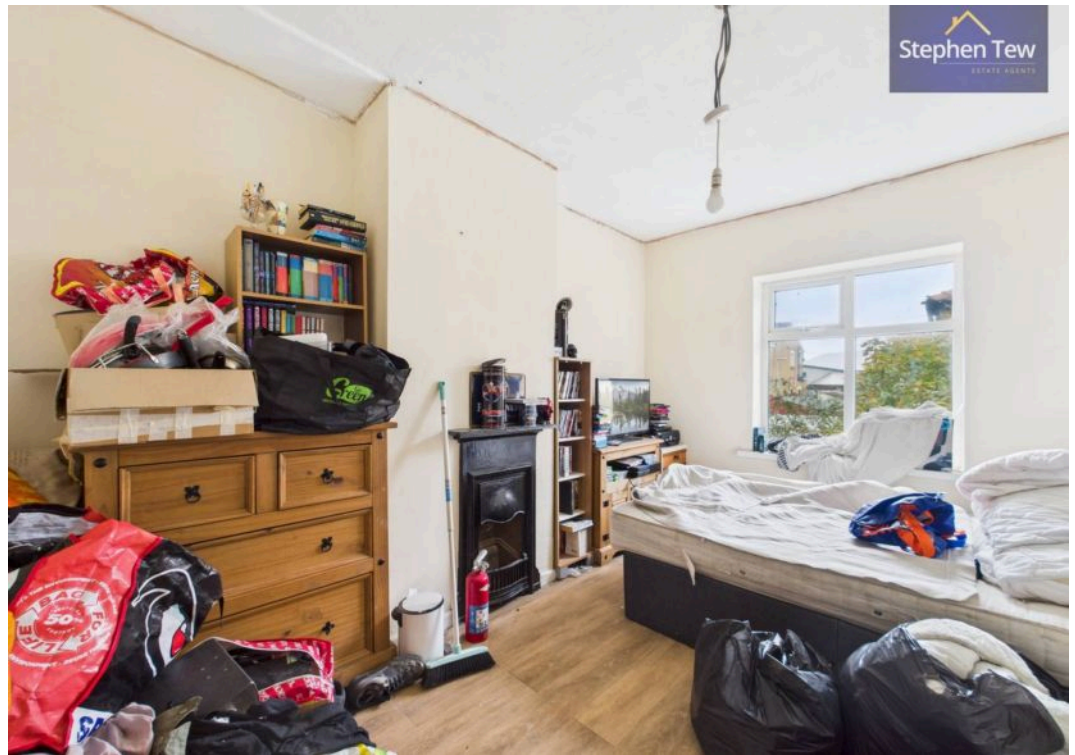
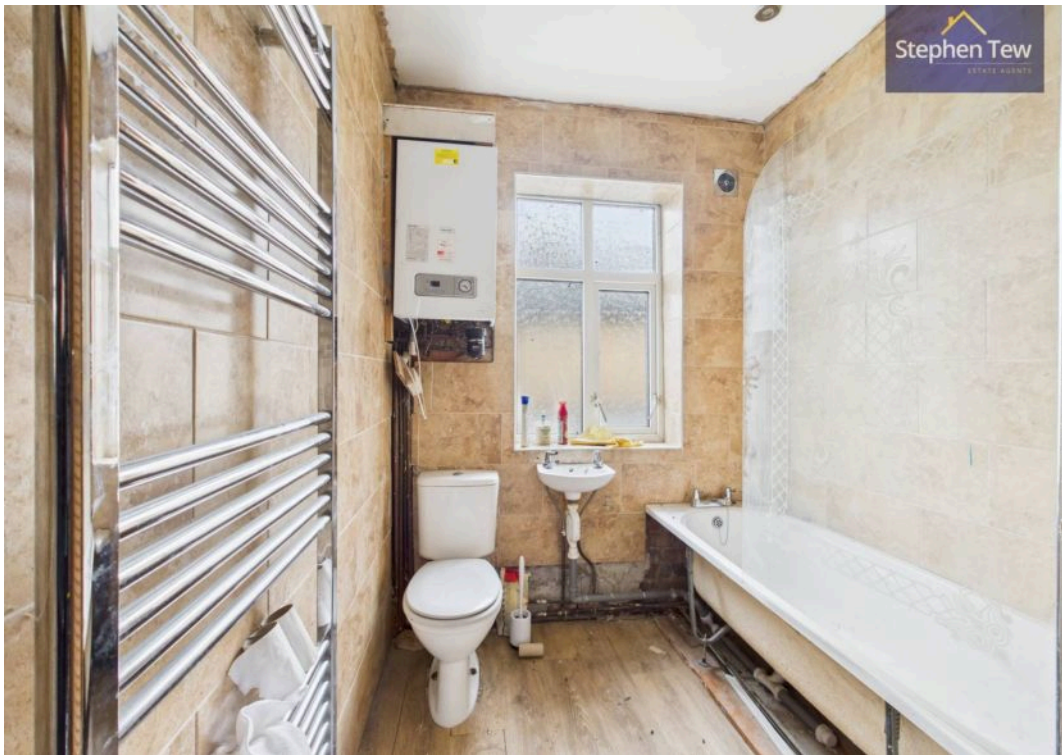
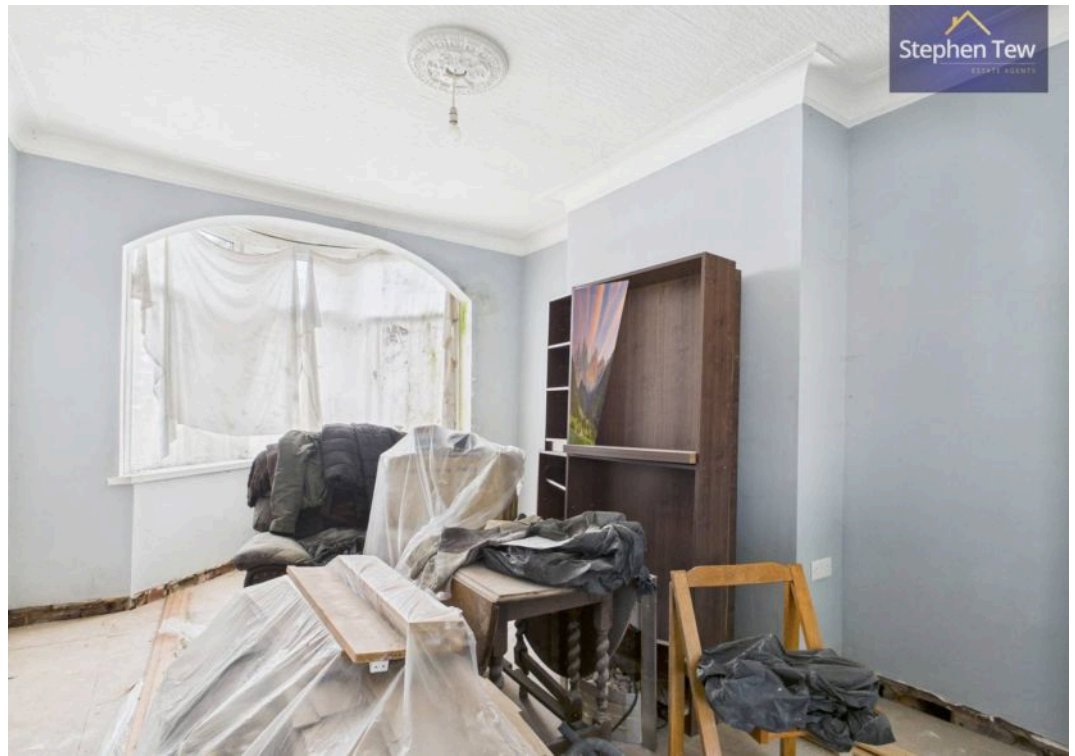
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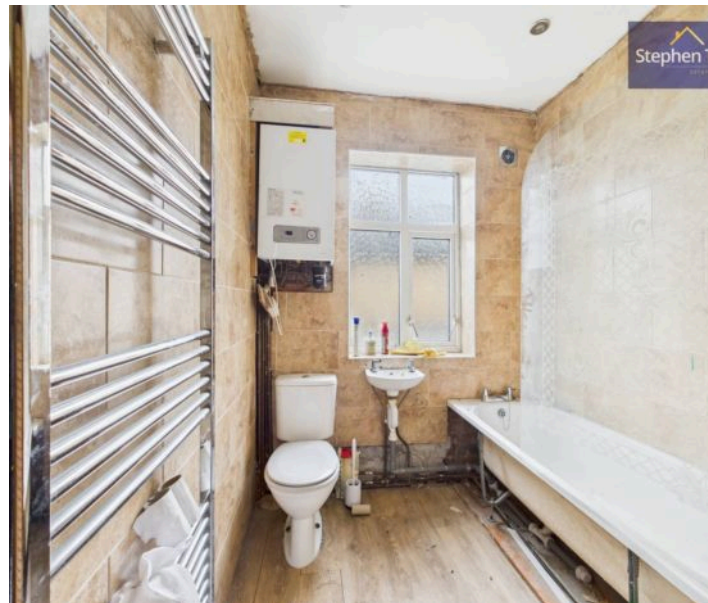
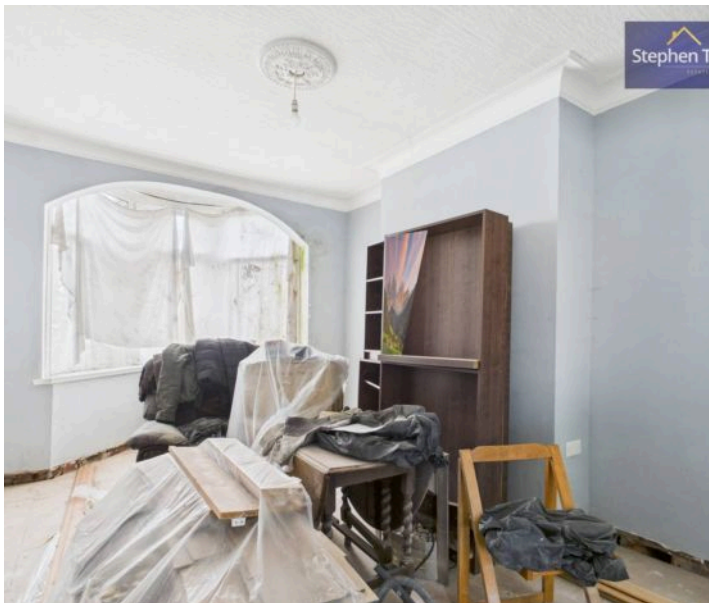


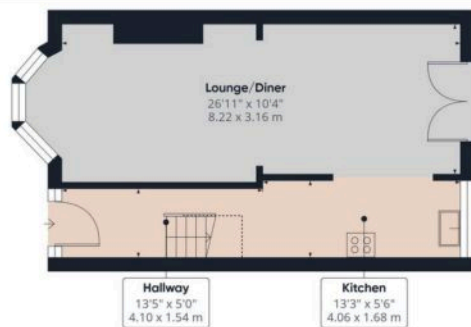




GARDEN

ON STREET





Floor 1



Floor 2



Approximate total area<sup>(1)</sup>

841 ft<sup>2</sup>

78.1 m<sup>2</sup>

Reduced headroom

11 ft<sup>2</sup>

1 m<sup>2</sup>

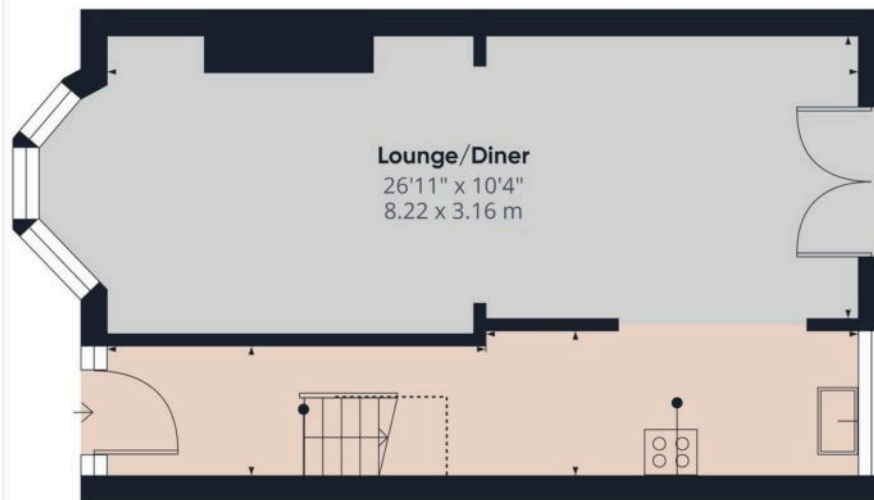
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1



Approximate total area<sup>(1)</sup>

439 ft<sup>2</sup>

40.8 m<sup>2</sup>

Reduced headroom

11 ft<sup>2</sup>

1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Stephen Tew Estate Agents

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