



90 Lord Street, Blackpool,
FY1 2DJ

£99,950

***** INVESTMENT / DEVELOPMENT OPPORTUNITY – CLOSE TO THE SEAFRONT *****

A fantastic opportunity to acquire this substantial mid-terraced property, located just 200 yards from Blackpool Promenade and the seafront.

The property has undergone some recent improvements, but requires further renovation to reach its full potential – offering the chance to create a spacious four-bedroom family home with FOUR bedrooms, Two reception rooms, Fitted kitchen with separate utility room and a Modern first-floor bathroom

An ideal project for investors or developers. Offered with no onward chain.

- FOUR bedrooms
- TWO reception rooms
- FITTED kitchen
- UTILITY room
- Gas central heating

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- UPVC double glazing
- Requires finishing.
- Close to SEAFRONT
- No chain

Vestibule: Period style decorative flooring, Composite double glazed front door.

Hall: Staircase, Radiator.

Lounge: 16'3" x 12'3" (4.95 m x 3.73 m) Wood effect laminate flooring, UPVC double glazed bay window, Radiator.

Dining Room: 14'11" x 12'11" (4.55 m x 3.94 m) Wood effect laminate flooring, UPVC double glazed window, Double radiator.

Dining Kitchen: Modern fitted wall and base cupboard units, Complementary roll edge worktops, Stainless steel sink, Built in oven and hob with extractor hood, Tiled floor, Understairs storage, Two UPVC double glazed windows, Radiator.

Utility Room: 13'2" x 6'10" (4.01 m x 2.08 m) Built in cupboard housing combi gas central heating boiler, Tiled floor, UPVC double glazed window and rear door.

First Floor:

Landing: Radiator.

Bedroom 1: 13'3" x 9'5" (4.04 m x 2.87 m) Wood effect laminate flooring, UPVC double glazed window, Radiator.

Bedroom 2: 13'3" x 10'6" (4.04 m x 3.20 m) Wood effect laminate flooring, UPVC double glazed window, Radiator.

Bedroom 3: Wood effect laminate flooring, UPVC double glazed window, Radiator.

Bathroom: Modern three piece bathroom comprising; Panelled bath with overhead shower, Pedestal wash basin, Low flush WC, Tiled floor and part tiled walls, Heated towel rail/Radiator.

Bedroom 4: 9'10" x 6'8" (3.00 m x 2.03 m) Wood effect laminate flooring, UPVC double glazed window, Radiator.

Outside:

Front: Forecourt garden.

Rear Yard: West facing, Concrete for ease of maintenance.

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 - B £1954.73 (2026/27)

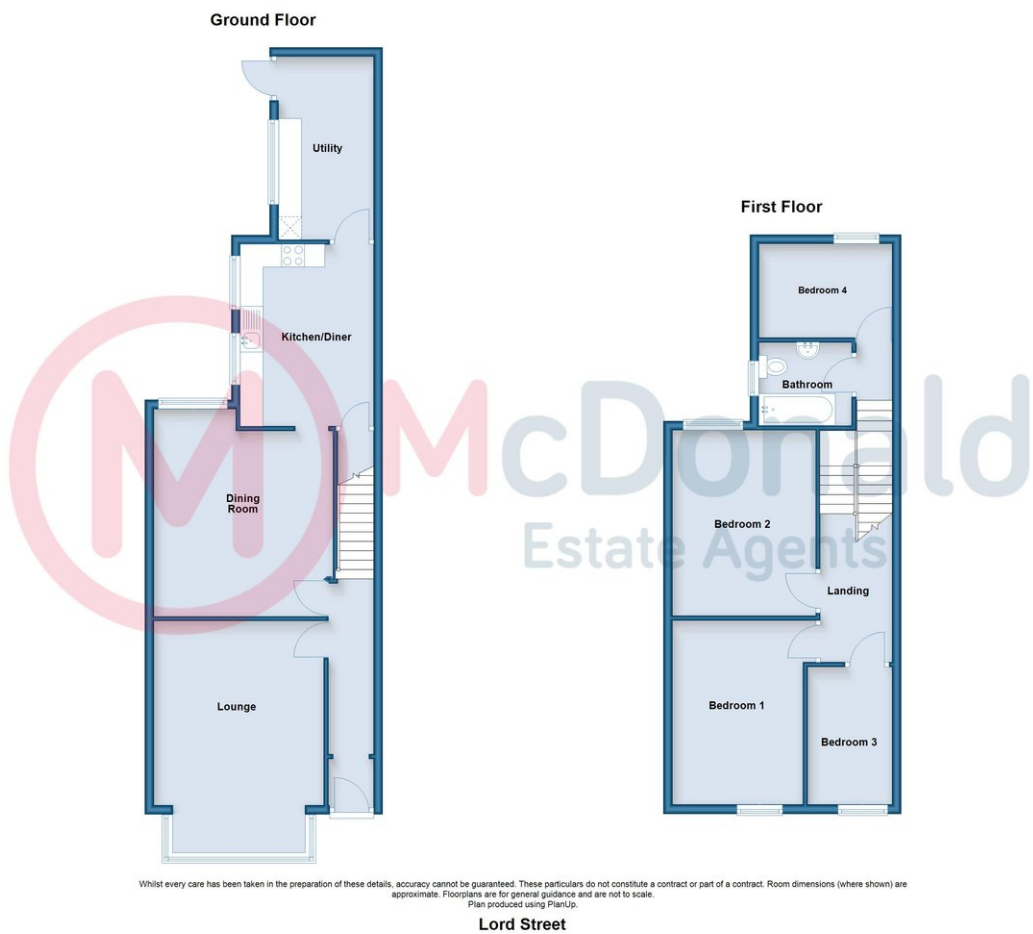


Directions: On Whitegate Drive proceed north towards the traffic lights and bear left into Church Street. Travel to the third set of lights and turn right into Cookson Street. Travel to the lights, turn left into Talbot Road and follow the road to the right into Dickson Road. Heading north bear right again following the one way system. Take the last road on you left, just before you reach the train station, into High Street. the road on your left running parallel is Lord Street.

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		74
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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