DUNCAN Raistrick

Estate Agents and Valuers

The Property Ombudsman

rightmove.co.uk

‘ FOUR BEDROOMS ‘



63 COCKER STREET BLACKPOOL FY1 2EB
PRICE £120,000
NO CHAIN

. TRADITIONAL BAY FRONTED GARDEN TERRACE
. 4 BEDROOMS & 2 RECPETIONS
. UPVC DOUBLE GLAZED & GAS CENTRAL HEATING
. COURTYARD TO REAR
. EXCELLENT FAMILY HOME OR INVESTMENT

DESCRIPTION **A deceptively spacious garden terrace ideally located just a short walk from the Promenade, train station, Talbot Gateway regeneration area and Blackpool town centre. Offering versatile accommodation, the property would make an ideal family home or investment opportunity and briefly comprises entrance vestibule, entrance hall, two separate reception rooms, kitchen with modern grey gloss units, four bedrooms and a bathroom and W.C. Outside, there is a compact front garden and an enclosed rear courtyard with a useful brick built utility room. Offered for sale with no onward chain.**

LOCATION **Proceeding out of Blackpool along Dickson Road and through the traffic light junction by Funny Girls. Cocker Street is a turning on the right.**

63 COCKER STREET BLACKPOOL

The accommodation comprises:-

ON THE GROUND FLOOR

ENTRANCE VESTIBULE

ENTRANCE HALL Radiator, stairs.

LOUNGE 15'10 X 11'7. UPVC double glazed window, radiator, double doors to:-

DINING ROOM 14'0 X 12'2. UPVC double glazed window, radiator.

KITCHEN 10'2 X 9'0. Fitted with a range of grey gloss base units and worktops with bevelled edges incorporating a single bowl single drainer stainless steel sink unit with mixer tap over, built in oven, hob and hood, plumbing for washing machine, part tiled walls, matching eye level cupboards, radiator, under storage cupboard, UPVC double glazed window and UPVC double glazed door.

ON THE FIRST FLOOR

LANDING Loft access, skylight.

BEDROOM NO 1 13'10 X 11'8. UPVC double glazed window, radiator.

BEDROOM NO 2 11'8 X 9'0. UPVC double glazed window, radiator.

BEDROOM NO 3 13'0 X 8'10. UPVC double glazed window, radiator.

BEDROOM NO 4 10'0 X 6'8. UPVC double glazed window, radiator.

BATHROOM & W.C Fitted with a white suite comprising panelled bath with mixer tap and shower attachment over, pedestal wash hand basin, W.C – low suite, part tiled walls, UPVC double glazed window, radiator.

OUTSIDE

COMPACT FRONT GARDEN
WALL REAR COURTYARD
UTILITY ROOM UPVC double glazed window and door, plumbing for washing machine, Worcester combi boiler.

SERVICES All mains services – gas fired central heating.

TENURE Freehold.

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

EPC RATING:- D **COUNCIL TAX BAND:- B**

These particulars do not form any part of a contract nor may they be regarded as representation.
All interested parties must themselves verify their accuracy.