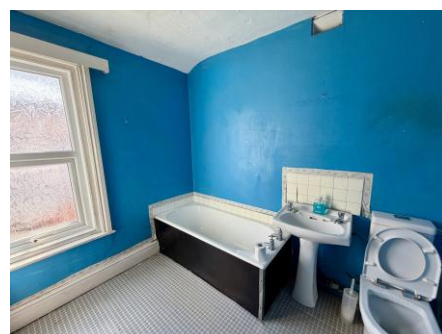


‘ EXCELLENT POTENTIAL ‘



8 ELIZABETH STREET BLACKPOOL FY1 3JD

PRICE £74,950

NO CHAIN

- . TRADITIONAL GARDEN TERRACE
- . 3 BEDROOMS & 2 RECEPTIONS
- . UPVC DOUBLE GLAZING & GAS CENTRAL HEATING
- . COURTYARD TO REAR
- . SUPERFICIAL UPDATING REQUIRED

DESCRIPTION A traditional garden terrace enjoying a convenient location on Elizabeth Street, just a short walk from the train station and the exciting Talbot gateway regeneration area. Offering spacious, well – proportioned accommodation throughout, the property requires superficial updating and comprises an entrance vestibule, entrance hall, two separate receptions rooms, kitchen, landing, three bedrooms, and a bathroom with separate WC. Outside, there is a compact front garden and a private paved courtyard to the rear. An ideal opportunity for investors, or those looking to put their own stamp on a well located home.

LOCATION Proceeding out of Blackpool along Talbot Road and go through the traffic lights by Sainsburys. At the next lights turn right into Elizabeth Street and number 8 is on the left.



8 ELIZABETH STREET BLACKPOOL

The accommodation comprises:-

ON THE GROUND FLOOR

ENTRANCE VESITBULE UPVC double glazed door.

ENTRANCE HALL Radiator, stairs.

LOUNGE 14'2 X 12'9. UPVC double glazed window, radiator, fitted gas fire.

DINING ROOM 14'0 X 10. UPVC double glazed window, radiator, built in cupboard.

KITCHEN 8'7 X 8'6. With a single bowl single drainer stainless steel sink unit, gas cooker point, UPVC double glazed window, door to rear, understairs storage cupboard.

ON THE FIRST FLOOR

LANDING Loft access.

BEDROOM NO 1 11'10 X 9'10. UPVC double glazed window, radiator, cupboard housing Ideal Combi boiler.

BEDROOM NO 2 11'2 X 9'10. UPVC double glazed window, radiator.

BEDROOM NO 3 8'4 X 6'10. UPVC double glazed window.

BATHROOM Panelled bath, pedestal wash hand basin, UPVC double glazed window, WC – Low suite.

OUTSIDE

COMPACT FRONT GARDEN

REAR COURTYARD

TENURE Freehold.

SERVICES All mains services – gas fired central heating.

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

COUNCIL TAX:- A
EPC RATING:- TBC