



8 & 8A Caunce Street,
Blackpool, FY1 3DN

£115,000

Arranged over three floors, this property is currently configured as two self-contained flats, comprising a **ONE BEDROOM** ground floor flat and a **THREE BEDROOM** first and second floor maisonette. The properties are understood to offer a combined estimated rental income in the region of **£15,500 per annum**.

Both flats benefit from their own separate entrances and are well presented throughout. Situated in a central town centre location, a wealth of local shops and amenities can be found literally on the doorstep.

Given the location, there may also be potential for conversion to commercial use, subject to any necessary planning permissions and consents.

- One bedroom GF flat
- **THREE** bedroom FF duplex
- Town Centre location

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Ground Floor:

Communal Open Porch: Security roller door, Separate entrances.

Ground Floor Flat:

Lounge: 23'0" x 11'4" (7.01 m x 3.45 m) Meter cupboard, Fire surround, UPVC double glazed window, Radiator. Open archway to:-

Bedroom 1: 9'6" x 8'7" (2.90 m x 2.62 m) UPVC double glazed window, Double radiator.

Kitchen: 12'8" x 8'10" (3.86 m x 2.69 m) Modern fitted wall and base cupboard units, Complementary roll edge worktops, One and a half bowl stainless steel sink, Built in solid fuel 'range' style cooker (Decorative only), Part tiled walls, Tiled floor, UPVC double glazed window and rear door.

Shower Room: Modern three piece comprising; Shower cubicle, Vanity wash basin, Low flush WC, Tiled floor, UPVC double glazed window, Radiator.

First Floor:

Private Entrance: To ground floor.

Vestibule:

Hall: Staircase, Tiled floor.

First Floor Flat:

Landing: Split level landing, Staircase to second floor.

FFF Lounge: 17'4" x 15'2" (5.28 m x 4.62 m) Feature fireplace, UPVC double glazed bay window, Double radiator.

FFF Bedroom 1: 13'11" x 9'10" (4.24 m x 3.00 m) UPVC double glazed window, Radiator.

Inner Landing: Radiator.

FFF Shower Room: Comprising; Shower cubicle area, Vanity wash basin, Low flush WC, Tiled walls, Two UPVC double glazed windows, Heated towel rail/radiator.

FFF Kitchen: 9'5" x 8'11" (2.87 m x 2.72 m) Fitted wall and base cupboard units, Complementary roll edge worktops, One and a half bowl stainless steel sink, Tiled floor, Gas central heating boiler, UPVC double glazed window.

Second Floor:

Second Floor Landing.:

Bedroom 2: 14'11" x 14'0" (4.55 m x 4.27 m) UPVC double glazed window, Double radiator.



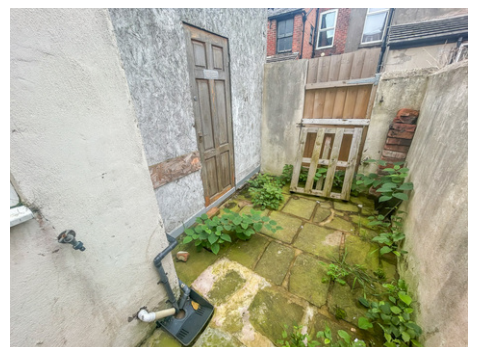
Bedroom 3: 13'11" x 9'8" (4.24 m x 2.95 m) UPVC double glazed window.

Outside: Ground Floor Flat: Concrete and paved patio, Timber shed.

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: 8/8A - Band - B £1954.73 (2026/27)



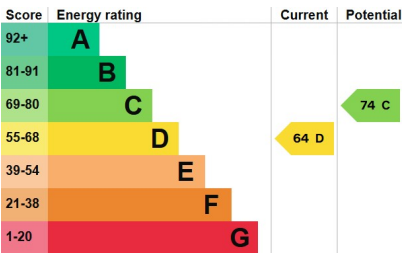
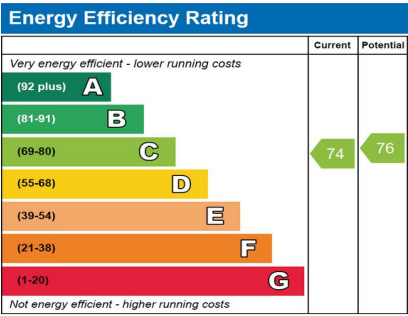
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Directions: Take Whitegate Drive and travel to the junction at Devonshire Square, travel straight ahead onto Devonshire Road. Counce Street is the third turning on your right hand side.

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.



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Plan produced using PlanUp.

Counce Street

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