

' 1ST FLOOR FLAT '



31 ARGYLL ROAD NORTH SHORE BLACKPOOL FY2 9TG

PRICE £55,000

NO CHAIN

- . 1 BEDROOM**
- . UPVC DOUBLE GLAZED**
- . GAS CENTRAL HEATING**
- . REQUIRING SUPERFICIAL UPDATING**

DESCRIPTION A first floor flat occupying a popular position on Argyll Road, close to the Golf Course, Promenade and Blackpool town centre, forming the whole of the first floor of a converted semi detached house, the property is accessed via a communal entrance hall with separate entrances to both the ground and first floor flats. The accommodation comprises landing, good sized lounge, kitchen, double bedroom, bathroom and separate W.C. The property requires superficial updating throughout and offers excellent potential for a first time buyer, downsizer or investment purchase.

LOCATION Proceeding out of Blackpool along Devonshire Road to the roundabout junction with Warbreck Hill Road and turn right. Argyll Road is a turning on the right hand side.



31 ARGYLL ROAD NORTH SHORE

The accommodation comprises:-

ON THE GROUND FLOOR

COMMUNAL ENTRANCE HALL Door to ground floor and first floor flat.

ON THE FIRST FLOOR

LANDING Leaded window, radiator, storage cupboard.

LOUNGE 16'2 X 11'8. UPVC double glazed window, radiator.

KITCHEN 8'0 X 7'2. With laminate base units and worktops with bevelled edges incorporating a single bowl single drainer stainless steel sink unit with mixer tap over, gas cooker point, matching eye level cupboards, plumbing for washing machine, UPVC double glazed window.

BEDROOM 15'0 X 11'8. UPVC double glazed window and radiator.

BATHROOM & W.C Corner bath with shower over, pedestal wash hand basin, W.C – low suite, tiled walls, radiator, cupboard housing Worcester combi boiler, UPVC double glazed window.

TENURE Leasehold – residue of a 999 year lease from 1980.

SERVICES all mains services – gas central heating.

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

COUNCIL TAX BAND:- A

EPC RATING:- D

ALL SERVICES HAVE NOT AND WILL NOT BE TESTED