



30 Ellesmere Road, Blackpool, FY4 3DH

Price: £115,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

- Ideal For First-Time Buyers, Downsize Or Investors
- Two-Bedroom Mid-Terrace Property
- Spacious Lounge With Staircase To First Floor
- Open-Plan Kitchen/Breakfast Room With Separate Play Area
- French Doors Leading To Low-Maintenance Rear Garden
- Modern Three-Piece Bathroom Suite
- Dropped Kerb Providing Off-Road Parking For One Vehicle

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INTRODUCTION

Ideal First-Time Buy - Prime South Shore Location

Situated in the heart of the ever-popular South Shore area, this well-presented two-bedroom mid-terrace property offers an excellent opportunity for a variety of buyers, including first-time purchasers, those looking to downsize, or investors seeking a ready-to-go addition to their portfolio. Conveniently positioned close to a range of local amenities, reputable schools, shops, and excellent transport links, this home combines practicality with comfortable modern living.

Upon entering the property, you are welcomed into a spacious and inviting lounge, providing ample space for relaxation and entertaining. The lounge also benefits from a staircase leading to the first floor, creating a practical and well-proportioned living environment.

Leading off the lounge is a generous open-plan kitchen/breakfast room, designed to suit modern family living and offering plenty of space for dining and everyday use. The kitchen seamlessly flows through to a versatile play area for children, which could equally lend itself to use as a home office, additional seating area, or hobby space depending on individual requirements. French doors open directly onto the rear garden, allowing for an abundance of natural light and easy indoor-outdoor living.

To the first floor, the property comprises two well-proportioned bedrooms, both offering comfortable accommodation, alongside a modern three-piece bathroom suite, finished to a contemporary standard.

Externally, the property benefits from a low-maintenance rear garden, thoughtfully flagged for ease of upkeep and ideal for enjoying outdoor seating or entertaining. Gated rear access adds an extra level of practicality and convenience. To the front, the property has the added advantage of a dropped curb providing off-road parking for one vehicle, a valuable feature in this sought-after residential location.

Offering spacious accommodation, excellent convenience to local schools and shops, and superb potential for a range of buyers, this charming home would make an ideal first-time purchase and early viewing is highly recommended.

APPROXIMATE AGE OF THE PROPERTY

1930's

TENURE

The property is **Freehold**

COUNCIL TAX

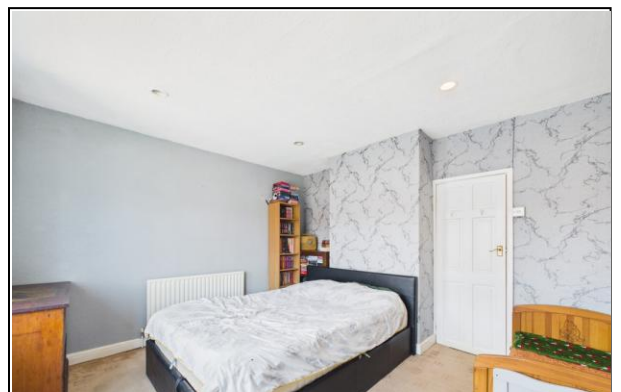
Band "A"



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PLEASE NOTE

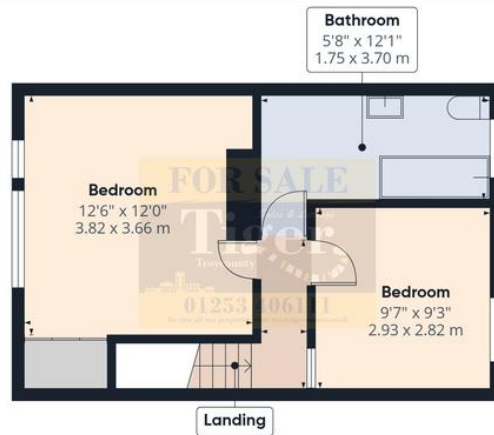
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Ground Floor



Floor 1

Approximate total area⁽¹⁾
768 ft²
71.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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