

Lot 80

62 Dean Street, Blackpool, FY4 1BP



All enquiries Ref: James Paterson

- Freehold two floor end terrace house requiring modernisation
- Full vacant possession

#### Location:

The property is situated on the corner of Dean Street and Hill Street. Public transport links include Blackpool South Railway Station together with a network of local bus services serving the surrounding vicinity. Road links include the A583 Preston New Road and M55 Motorway. Shopping amenities can be found locally within Waterloo Road and South Shore, with an extensive range of shops, bars and restaurants being found in Blackpool Town Centre. Recreational pursuits can be found locally at the open spaces of Blackpool Promenade, South Pier and Blackpool Pleasure Beach

#### Description:

Freehold end terrace house arranged over ground and first floors requiring modernisation.

#### Accommodation:

First floor: Five bedrooms, en-suite WC, cloakroom/WC, landing  
Ground floor: Reception room, dining room, kitchen, bathroom, WC, hall  
Basement: Cellar  
Outside: Front garden

#### Gross Internal Area GIA:

Approximately 176 sq m (1,896 sq ft)

EPC rating: E

Council Tax Band: B

#### To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

