

‘ EXCELLENT FIRST TIME BUY ‘



48 BEDFORD ROAD NORTH SHORE BLACKPOOL FY1 2QS

PRICE £86,500

NO CHAIN

- . **DECEPTIVELY SPACIOUS MID TERRACE HOUSE**
- . **3 DOUBLE BEDROOMS**
- . **THROUGH LOUNGE / DINING ROOM**
- . **UPVC DOUBLE GLAZING & GAS CENTRAL HEATING**
- . **COURTYARD TO REAR**

DESCRIPTION A stylishly presented and deceptively spacious mid terrace property on Bedford Road, offering easy access to Blackpool town centre, Available for immediate occupation, the accommodation comprises entrance vestibule, through lounge / dining room, modern kitchen with mushroom coloured units, landing, two double bedrooms and a four piece bathroom with W.C. Outside, the property is pavement fronted, with unrestricted on street parking available, while to the rear is an enclosed courtyard. An ideal first time buy or investment opportunity.

LOCATION Proceeding out of Blackpool along Devonshire Road and under the railway bridge. Turn next left into Claremont Road, second left into Fairfield Road and Bedford Road is the first turning on the right.



48 BEDFORD ROAD NORTH SHORE

The accommodation comprises:-

ON THE GROUND FLOOR

ENTRANCE VESTIBULE UPVC double glazed door.

THROUGH LOUNGE / DINING ROOM 23'8 X 12'10. Two UPVC double glazed windows, radiator, stairs.

KITCHEN 9'2 X 7'8. Fitted with a range of mushroom coloured base units and work tops with bevelled edges incorporating a 1 ½ bowl single drainer stainless steel sink unit with mixer tap over, tiled splashbacks, matching eye level cupboards, built in oven, hob and hood, Main combi boiler, plumbing for washing machine, UPVC double glazed window and door.

ON THE FIRST FLOOR

LANDING Loft access.

BEDROOM NO 1 12'9 X 9'9. Two UPVC double glazed windows and radiator.

BEDROOM NO 2 13'6 X 9'10. UPVC double glazed window, radiator, built in cupboard.

BATHROOM & W.C 9'9 X 7'8. Panelled bath, pedestal wash and basin, W.C – low suite, shower cubicle, radiator, tiled walls, UPVC double glazed window.

OUTSIDE

ENCLOSED REAR COURTYARD

TENURE Freehold.

SERVICES All mains services - gas fired central heating.

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

COUNCIL TAX BAND:- A

EPC RATING:- C