



Estate Agents and Valuers

‘ EXCELLENT FIRST TIME BUY OR INVESTMENT ‘



16 LANG STREET BLACKPOOL FY1 2EJ

PRICE £72,500

NO CHAIN

- . TRADITIONAL GARDEN TERRACE
- . ONE BEDROOM PLUS COT ROOM (FORMERLY TWO)
- . UPVC DOUBLE GLAZING & GAS CENTRAL HEATING
- . WALLED COURTYARD TO REAR

DESCRIPTION Situated in a convenient and well connected area of Blackpool, Lang Street offers this well presented one / two bedroom garden terrace, ideal for first time buyers or buy to let investors. The property benefits from UPVC double glazing and gas central heating, and is within easy reach of the train station, Promenade, Blackpool town centre and the Talbot Gateway regeneration area. Originally a two bedroom home, the layout has been adapted with the bathroom now occupying the second bedroom, creating a spacious one bedroom with additional cot room, though it could be reinstated. Externally, there is a compact front garden and an enclosed rear courtyard, completing this appealing and versatile home.

LOCATION Proceeding out of Blackpool along Dickson Road past Funny Girls nightclub and turn right into Court Street. Lang Street is a turning on the right.



16 LANG STREET BLACKPOOL

The accommodation comprises:-

ON THE GROUND FLOOR

LOUNGE 14'7 X 13'2. UPVC double glazed window and door, radiator.

DINING KITCHEN 13'4 X 9'0. Fitted with a range of beech style base units and worktops with bevelled edges incorporating a single gold ceramic sink unit with mixer tap, electric cooker, extractor hood, tiled splashbacks, matching eye level cupboards, feature exposed brick wall, radiator, staircase, UPVC double glazed window and door.

ON THE FIRST FLOOR

LANDING

BEDROOM NO 1 13'7 X 12'4. UPVC double glazed window, radiator, laminate floor, loft access.

STUDY / COT ROOM 6'4 X 5'7. New UPVC double glazed window, radiator, combi boiler.

BATHROOM & W.C Panelled bath with shower over, pedestal wash hand basin, W.C – suite, radiator, part tiled walls, UPVC double glazed window.

OUTSIDE

COMPACT FRONT GARDEN

ENCLOSED COURTYARD

TENURE Freehold.

SERVICES All mains services – gas fired central heating.

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

EPC RATING:- D

COUNCIL TAX BAND:- A