



## 2 bed terraced house to buy in

Enfield Road, Blackpool, Blackpool,  
Lancashire, FY1 2RB

**£45,000** Starting Bid

 x2  x1  x1

Tenure

**Freehold**

On Street parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Terraced Property
- ✓ Two Bedrooms
- ✓ One Reception Room
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

This 2 bedroom terraced house presents a rare opportunity for both investors and first-time buyers alike.

Situated close to town centre, this property boasts no onward chain, offering a hassle-free purchase.

The home features UPVC double glazing throughout, providing enhanced energy efficiency.

With a lounge, kitchen, and utility room on the ground floor, the potential for development is vast. Upstairs, two generously sized bedrooms accompany a bathroom complete with a walk-in shower, catering to both comfort and convenience.

With a rear yard.

Embrace the opportunity to transform this property into your dream home, utilising the blank canvas of the exterior to create a peaceful sanctuary to call your own.

Don't miss out on this fantastic chance to experience the perfect fusion of comfort and potential within this inviting terraced house.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £45,000

Property Type: Terraced House

Parking: On Street

Year built: 1970

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

## Vestibule

Vestibule

1.17m x 0.91m

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## Hallway

Hallway

3.51m x 0.9m

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## Lounge

Lounge

3.74m x 3.23m

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## Kitchen

Kitchen

3.04m x 4.21m

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## Utility Room

Utility Room

4.41m x 1.89m

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## Landing

Landing

0.68m x 2.72m

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## Bedroom 1

Bedroom 1

3.79m x 4.28m

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## Bedroom 2

Bedroom 2

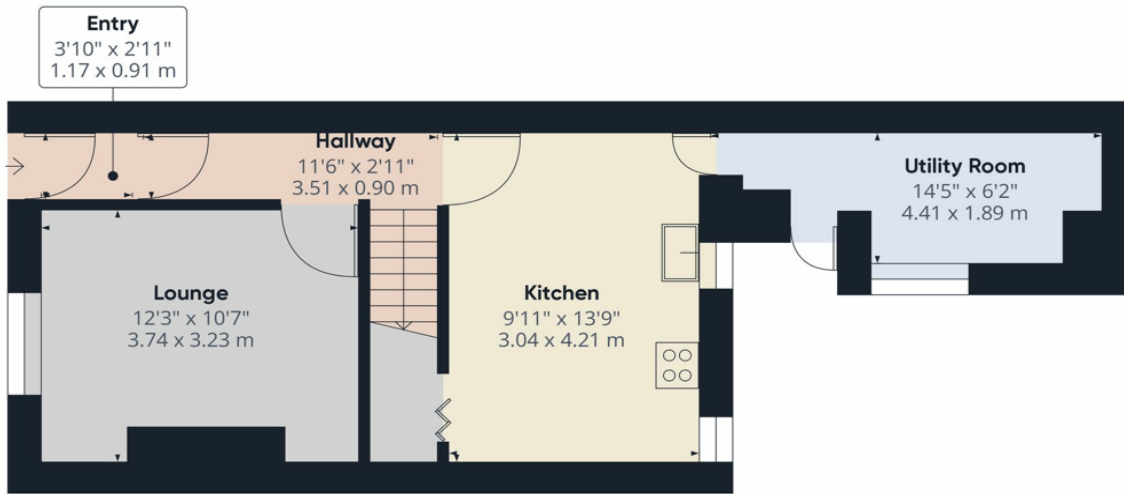
2.3m x 2.75m

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## Bathroom

Bathroom

3.05m x 1.46m



Approximate total area<sup>(1)</sup>  
413.93 ft<sup>2</sup>  
38.46 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Floor 1

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			88
(69-80) <b>C</b>		74	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**1 Chapel Lane, Pinner, Middlesex, HA5 1AA, Tel: 0208 866 0000, <http://www.gibbs-gillespie.co.uk>**

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