



### 3 bed end of terrace house to buy in FY4

Harcourt Road, Blackpool, Lancashire, FY4 3HW

**£80,000** Starting Bid

 x3  x1  x2

Tenure

**Freehold**

Driveway parking

### Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ FULL REFURBISHMENT & RENOVATION REQUIRED
- ✓ HALLWAY WITH STAIRCASE TO THE FIRST FLOOR
- ✓ FRONT LOUNGE
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable

## Description

We welcome to the market this three bedroom end-terraced property with great potential.

Sold vacant possession.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £80,000

Property Type: End of terrace house

Parking: Driveway

Construction materials: Brick and block

Known property issues: Damp

Planning permissions or proposals for development: No

Listed property: No

Adaptions for accessibility: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

## Living Room

13'3 x 11'1 approx. UPVC double glazed window to the front elevation. Radiator. TV aerial point. The ceiling has individual spotlights. Internal double wooden doors provide access into the kitchen.

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## Kitchen

13'7 x 9'10, extending to 16'5 approx. UPVC double glazed windows to the side and rear elevations. Top and base units complemented by a co-ordinating work surface, housing a one and a half bowl stainless steel sink and drainer unit and an overhead stainless steel extractor hood. Space for a freestanding cooker and a fridge freezer. The walls are tiled to the splashback areas. The 'Alpha' combi-boiler is housed in here. Open access into the dining area.

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## Dining Room

9'7 x 5'6 approx. UPVC double glazed windows to the side and rear elevations. UPVC double glazed external door to the side elevation.

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## Bedroom 1

11'5 x 8'4 approx. UPVC double glazed window to the front elevation. Radiator. TV aerial point.

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## Bedroom 2


9'8 x 9' approx. UPVC double glazed window to the rear elevation. Radiator. Loft access is situated here. The ceiling has individual spotlights.

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## Bedroom 3

6'5 x 6'1, extending to 8'8 approx. UPVC double glazed window to the front elevation. Radiator. TV aerial point.



| Energy Efficiency Rating                           |         |   |
|--|---------|---|
|  | Current | Potential   |
| <i>Very energy efficient - lower running costs</i> |         |   |
| (92-100) <b>A</b>                                  |         |   |
| (81-91) <b>B</b>                                   |         |   |
| (69-80) <b>C</b>                                   |         | 77  |
| (55-68) <b>D</b>                                   | 66      |   |
| (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  |

Harcourt Road, Blackpool, Lancashire, FY4 3HW

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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