



## 2 bed terraced house to buy in

Granville Road, Blackpool, Lancashire, FY1 3NP

**£80,000** Starting Bid

 x 2  x 1  x 2

Tenure

**Freehold**

On Street parking

## Property features

- ✓ Investment Property
- ✓ Comprising 2 Bedroom Mid Terraced House
- ✓ Close to Blackpool Town Centre
- ✓ Close to Shops & Amenities
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

The substantial house is situated in the residential location of Granville Road in Blackpool, being close to shops and amenities.

The house is in good condition throughout with an enclosed paved garden to the front and an enclosed yard to the rear of the property.

The property is currently let to long-standing tenants on a shorthold tenancy agreement at a monthly rent of £620 per calendar month with potential to increase.

Viewing Recommended.

Ground Floor

Vestibule Area

Entrance Hall leading to:

Lounge (3.70m x 4.99m)

Dining Room (3.93m x 4.04m)

Kitchen (2.90m x 2.67m) fitted with range of base and wall units and cooker.

First Floor

Master Bedroom (4.67m x 4.05m)

Bedroom 2 (3m x 4m)

Bathroom (2.90m x 2.85m) with 3-piece suite comprising bath with shower above, pedestal washed hand basin and toilet.

EXTERIOR; Small paved garden area to the front. Enclosed yard to the Rear.

BUSINESS: We are informed the property is currently let on a shorthold tenancy agreement at a rent of £620 PCM.

AGENTS NOTES: The property has central heating and double glazing.

Sale subject to the fees, terms and conditions of Pattinson Auctions

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £80,000

Property Type: Terraced House

Parking: On Street

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: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



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>	69	75
(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:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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