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Test estate agents  
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## 33 Bolton Street, Blackpool



Asking Price: £69,500



**\*REDUCED FROM ?92,500 TO OFFERS IN EXCESS OF ?69,950!\* Good size house with three double bedrooms, two bathrooms, lounge, modern kitchen area and a large basement. Recently Refurbished. No garden but very close to Promenade. Rental valuation for landlords - ?600 pcm. VIEWING DAYS - Tuesday 11th and Saturday 15th of August. Please call to arrange a viewing.**

#### **Porch**

Double glazed entrance door, carpet.

#### **Living Room - 18'2" (5.54m) x 13'9" (4.19m)**

Entrance door from porch, double glazed windows to front and side, two radiators, television point, carpet.

#### **Inner Hall**

Double glazed windows to side, stairs to first floor, carpet.

#### **Ground Floor W.C**

Modern white suite comprising: Close coupled W.C and pedestal wash hand basin, tiled floor.

#### **Kitchen/Diner - 13'4" (4.06m) x 11'7" (3.53m)**

Double glazed window to side, double glazed door to side, radiator, modern range of wall and base kitchen units with ample work surface, built in electric oven, gas hob and extractor hood, integrated fridge and freezer, 1 1/2 bowl sink unit with

## **Property Details**

Price: £69,500

Bedrooms: 3

Location: Bolton Street

## **Property Features**

**REDUCED FROM**

Good size house with three double bedrooms & two bathrooms.

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mixer tap, vinyl flooring.

#### Utility Room

Space and plumbing for washing machine, space for tumble dryer, work surface, radiator, vinyl flooring.

#### Basement

Good size basement with decent head height split into two rooms both with radiators, power points and lighting.

#### Landing

Double glazed window to side, smoke alarm, carpet.

#### Bedroom One - 14'0" (4.27m) x 13'9" (4.19m)

Double glazed windows to front and side, radiator, television point, carpet.

#### Bedroom Two - 11'0" (3.35m) x 10'8" (3.25m)

Double glazed window to side, radiator, television point, carpet.

#### Bedroom Three - 15'1" (4.6m) Max x 11'0" (3.35m) Max

Double glazed window to side, radiator, television point, carpet.

#### Bathroom - 6'10" (2.08m) x 6'7" (2.01m)

Double glazed window to side, heated towel rail, modern white suite comprising: P-Shaped bath with built in shower over and shower screen, W.C and pedestal wash hand basin, extractor fan, complementary wall tiling, vinyl flooring.

#### Rear Yard

Access only yard to rear from door in kitchen/diner.

#### Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.





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