



22 Harrison Street, Blackpool,
Lancashire, FY1 4AP

£75,000

This mid-terraced house is in good decorative order and immaculately presented throughout. With a LOUNGE, MODERN fitted dining kitchen, modern bathroom and TWO bedrooms.

Would make an ideal first time buy or possibly a viable buy-to-let. Available for immediate occupation with no onward chain.

- Good decorative order
- TWO bedrooms
- MODERN fitted DINING kitchen
- Rear porch / UTILITY
- Modern bathroom
- Gas central heating
- UPVC double glazing
- NO CHAIN
-
-



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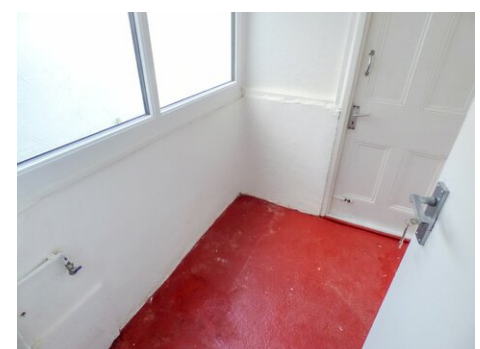
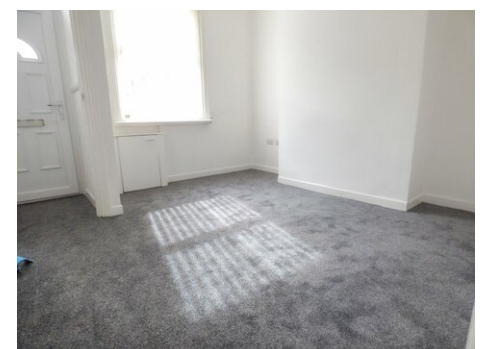
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Vestibule: () UPVC double glazed front door and window.

Lounge: 12'10" x 12'2" (3.90 m x 3.70 m) Meter cupboard, UPVC double glazed window, Radiator.

Dining Kitchen: 13'1" x 12'2" (4.00 m x 3.70 m) Modern range of fitted wall and base cupboard units, Complementary roll edge worktops, Built in oven and hob with extractor hood, Stainless steel sink, Combination gas central heating boiler, Part tiled walls, Staircase to first floor, UPVC double glazed window, Radiator.

Rear Porch/Utility: () UPVC double glazed window.

First Floor: ()

Bedroom 1: 12'10" x 12'2" (3.90 m x 3.70 m) UPVC double glazed window, Radiator.

Bedroom 2: 9'10" x 7'7" (3.00 m x 2.30 m) UPVC double glazed window, Radiator.

Bathroom: () Modern three piece bathroom comprising; Cast iron bath with shower attachment, Low flush WC, Pedestal wash basin, Tiled walls, Radiator.

Outside: ()

Rear Yard: () Concreted for ease of maintenance.

Heating: () Gas central heating (Although now expired, there is a gas safety certificate available for inspection dated Sept 2021).

Tenure: () We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: () Band - A £1447.30 (2023/24)

Electrics: () There is an electrical test certificate dated April 2021 available for inspection



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Directions: Travel south along Whitegate Drive and turn right at the first set of lights into Hornby Road. At the next set of lights turn left and travel along Park Road. Finally turn third right into Ashton Road, Harrison Street is the fourth road on your right.

General Disclaimer: Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			87
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Ground Floor



First Floor



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Harrison Street

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