



25 Lewtas Street, Blackpool,
Lancashire, FY1 2DY

£62,950

***** POSSIBLE INVESTMENT / DEVELOPMENT OPPORTUNITY *****

This mid-terraced house does require further modernisation, but as such offers excellent potential.

The property has been extended and now has a 16ft kitchen as well as two SEPARATE receptions rooms. The first floor is arranged with THREE bedrooms and a bathroom.

Situated within 0.3 miles of the PROMENADE and 0.2 miles of the TWON CENTRE.

No onward chain.

- Extended mid-terrace
- Two SEPARATE receptions
- Kitchen now OVER 16ft long
- THREE bedrooms
- Development potential
- NO CHAIN
-
-



McDonald
Estate Agents

Fylde Coast Property Hub
81-83 Red Bank Road, Bispham, FY2 9HZ
01253 398 498
sales@mcdonaldproperty.co.uk
www.mcdonaldproperty.co.uk



Award winning property sales since 1948.



- Extended mid-terrace
- Two SEPARATE receptions
- Kitchen now OVER 16ft long
- THREE bedrooms
- Development potential
- NO CHAIN



Vestibule: () Meter cupboard, Coved ceiling.

Hall: () Meter cupboard, Staircase, Coved ceiling, Double radiator.

Lounge: 11'11" x 10'7" (3.63 m x 3.23 m) Fireplace with tiled fire surround, UPVC double glazed window.

Dining Room: 14'2" x 12'10" (4.32 m x 3.91 m) Tiled fireplace, Understairs storage, Double radiator.

Kitchen: 16'3" x 5'6" (4.95 m x 1.68 m) Fitted wall and base cupboard, Stainless steel sink, Part tiled walls, Double radiator.

First Floor: ()

Landing: ()

Bedroom 1: 11'11" x 5'1" (3.63 m x 1.55 m) UPVC double glazed window.

Bedroom 2: 8'10" x 9'3" (2.69 m x 2.82 m) UPVC double glazed window, Radiator.

Bedroom 3: 14'4" x 8'1" (4.37 m x 2.46 m) Built in wardrobe to alcove, UPVC double glazed window, Double radiator.

Bathroom: () Panelled bath, Pedestal wash basin, WC, Part tiled walls, UPVC double glazed window, Radiator.

Outside: ()

Rear Yard: () Paved for ease of maintenance, Raised flowerbed.

Heating: () Gas central heating (NOT TESTED)

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)

· ^



Award winning property sales since 1948.



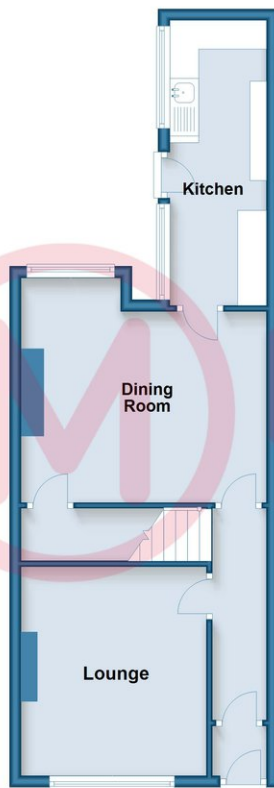
Directions: Take Church Street and travel to the third set of lights and turn right into Cookson Street. Travel to the lights; turn left into Talbot Road and follow the road to the right into Dickson Road. Turn fourth right into Cocker Street, third left into High Street. Lewtas Street is the first turning on your right hand side

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			83
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Ground Floor



First Floor



Whilst every care has been taken in the preparation of these details, accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. Room dimensions (where shown) are approximate. Floorplans are for general guidance and are not to scale. Plan produced using PlanUp.

Lewtas Street

Are YOU thinking of selling?
 Call McDonald Estate Agents NOW, for
 your FREE market appraisal.

Award winning property sales since 1948.

