



40 Peter Street, Blackpool, Lancashire,
FY1 3NL

£88,950

***** DETACHED HOUSE UNDER £90,000! *****

This **DETACHED** house is conveniently situated within just 1/2 mile of the **TOWN CENTRE**.

Offering a **LARGE** lounge, **FITTED** breakfast kitchen, ground floor bathroom and **TWO DOUBLE** bedrooms to the first floor.

Available with no onward chain.

- Two **DOUBLE** bedrooms
- Large **LOUNGE**
- **LOUNGE**
- Fitted kitchen
- Ground floor bathroom
- UPVC double glazing
- Gas central heating
- Within 1/2 mile of **TOWN CENTRE**
- **DETACHED UNDER £90,000 !**



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Vestibule: UPVC double glazed front door.

Lounge: 14'1" x 12'2" (4.30 m x 3.70 m) Decorative fire surround, Built in meter cupboard, Coved ceiling, UPVC double glazed window, Radiator.

Inner Hall: Staircase.

Breakfast Kitchen: 14'1" x 8'2" (4.30 m x 2.50 m) Fitted wall and base cupboard units with complementary roll edge worktops and breakfast bar, One and a half bowl stainless steel sink, Extractor hood to feature canopy, Part tiled walls, UPVC double glazed window, Radiator.

Rear Vestibule: UPVC double glazed rear door.

Bathroom: Comprising; Panelled bath with overhead shower, Pedestal wash basin and low flush WC, Tiled walls, UPVC double glazed window, Radiator.

First Floor:

Landing: UPVC double glazed window.

Bedroom 1: 14'1" x 8'10" (4.30 m x 2.70 m) UPVC double glazed window, Radiator.

Bedroom 2: 14'1" x 8'2" (4.30 m x 2.50 m) Pedestal wash basin, UPVC double glazed window.

Outside:

Front: Forecourt garden.

Rear Yard: Small concrete rear yard.

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)



Directions: Travel North along Whitegate Drive through Devonshire Square into Devonshire Road. At the next set of traffic lights turn left into Counce Street. Turn first left again and then right into Peter Street.

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
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			79
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			

Ground Floor



First Floor



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Plan produced using PlanUp.

Peter Street

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