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BRITISH PROPERTY AWARDS
2024 GOLD WINNER ESTATE AGENT IN BLACKPOOL
2022 IN BLACKPOOL
2021 IN BLACKPOOL

48 Selbourne Road
Blackpool FY1 3SA

£89,500

This well proportioned Mid Garden Terraced House does require updating but offers two separate Reception rooms, and a Kitchen measuring over 19' in length, whilst to the first floor are the three Bedrooms and Bathroom. The property is located centrally being just 0.4 miles from Blackpool North train station and the Town Centre with all its amenities. Sold with NO ONWARD CHAIN.







- **Three Bedrooms**
- **Two separate Reception Rooms**
- **Kitchen - over 19' in length**
- **UPVC double glazing**
- **Gas central heating**
- **Convenient location**
- **No chain**
- **REQUIRES MODERNISATION**

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The Property Ombudsman

Vestibule: UPVC double glazed door.

Hall: Meter cupboard, Coved ceiling, Radiator.

Lounge: 14'6" x 11'8" (4.42 m x 3.56 m) Coved ceiling, UPVC double glazed bay window, Radiator.

Dining Room: 13'8" x 11'0" (4.17 m x 3.35 m) UPVC double glazed bay window, Radiator.

Kitchen: 19'5" x 6'6" (5.92 m x 1.98 m) Wall and base units, Complementary roll edge worktops, Stainless steel sink, Plumbed for washing machine, Understairs storage, UPVC double glazed window and rear door, Radiator.

First Floor:

Landing: Sky light.

Bedroom 1: 12'0" x 10'9" (3.66 m x 3.28 m) Decorative fire surround, Picture rail, UPVC double glazed window, Radiator.

Bedroom 2: 12'1" x 10'9" (3.68 m x 3.28 m) Built in cupboard, Decorative fire surround, UPVC double glazed window, Radiator.

Bedroom 3: 8'8" x 6'9" (2.64 m x 2.06 m) UPVC double glazed window, Radiator.

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

Outside:

Front:

Rear: Mostly concreted with flowerbeds and established shrubs, Brick built store.

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 £1675.48 (2026/27)





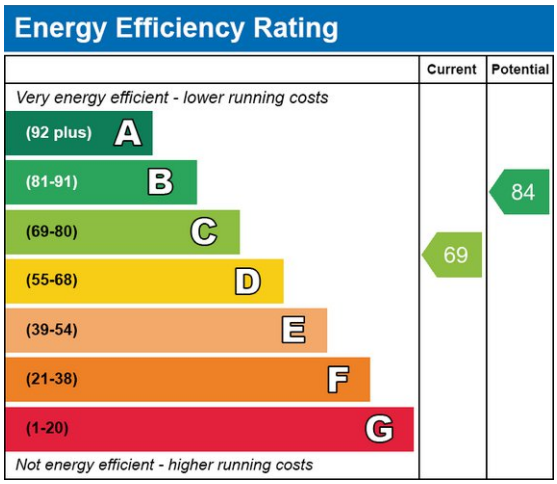


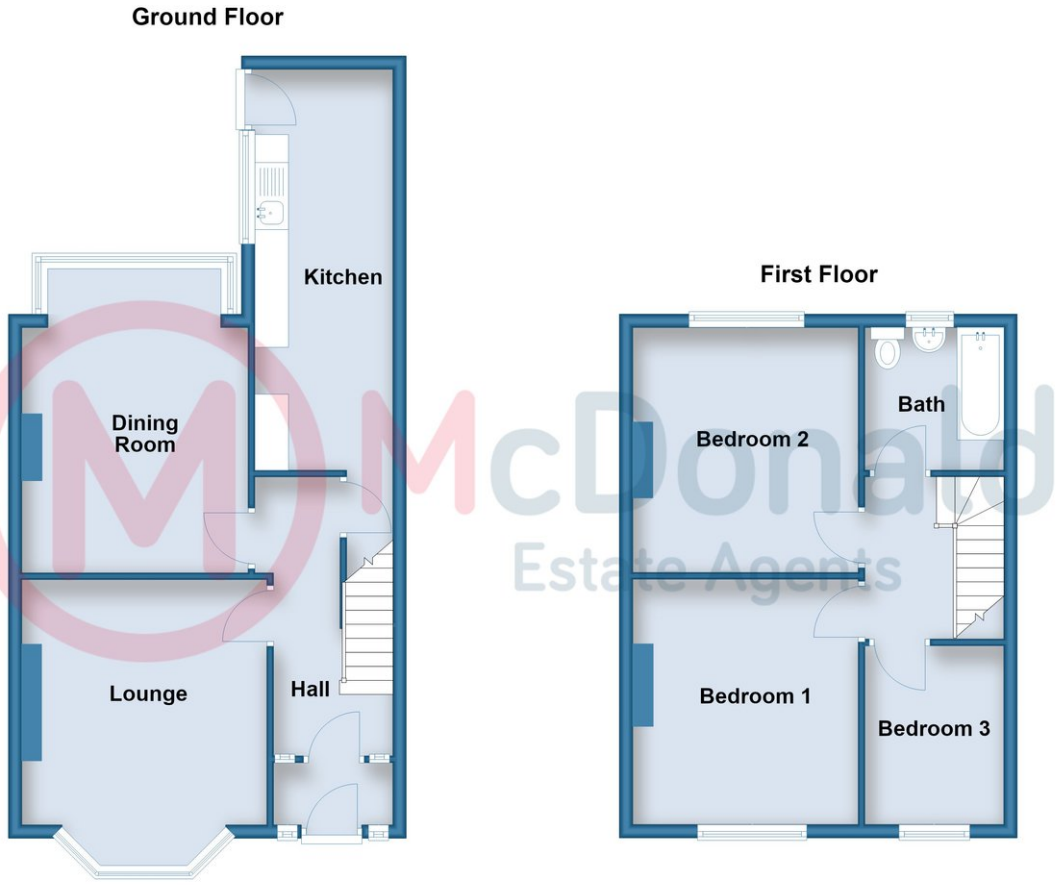


Directions: Travel north along Whitegate Drive, proceed straight ahead and turn left into Caunce Street at the second set of lights. Finally second right into Selbourne Road.

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.





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Plan produced using PlanUp.

Selbourne Road

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