



### 3 bed terraced house to buy in

Newhouse Road, Blackpool, Blackpool,  
Lancashire, FY4 4PA

**£75,000** Starting Bid

🏠 x3 🚗 x1 🚻 x1

Tenure

**Freehold**

Off Street parking

### Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ NO CHAIN
- ✓ Three Bedrooms
- ✓ Ideal for first time buyers
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: None
- ✓ Mobile signal: Good

## Description

THREE BEDROOM MID TERRACE PROPERTY, IDEAL FOR FIRST TIME BUYERS AND INVESTORS, INCLUDES OFF ROAD PARKING AND LOW MAINTENANCE REAR GARDEN. NO ONWARD CHAIN. Unique are pleased to offer this property to the open market.

Welcome to Newhouse Road! A convenient location situated in close proximity to transport links, local amenities, parks and with easy access to the M55.

Internally the property comprises of an entrance hall, bay fronted lounge, fitted kitchen, three bedrooms, two of which are doubles and a modern fitted bathroom.

Externally there is off road parking to the front and a low maintenance garden to the rear.

Offered with no onward chain.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £75,000

Property Type: Terraced House

Parking: Off Street

Year built: 1930

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: Yes

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

Mobile signal coverage: Good

## Hallway

Hallway - 1.07 x 0.94 m (3'6" x 3'1" ft)

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## Lounge

Lounge - 3.9 x 4.14 m (12'10" x 13'7" ft)

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## Kitchen

Kitchen - 4.75 x 2.75 m (15'7" x 9'0" ft)

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## Landing

Landing - 0.76 x 1.76 m (2'6" x 5'9" ft)

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## Bedroom 1

Bedroom - 2.97 x 3.64 m (9'9" x 11'11" ft)

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## Bedroom 2

Bedroom - 2.76 x 3.29 m (9'1" x 10'10" ft)

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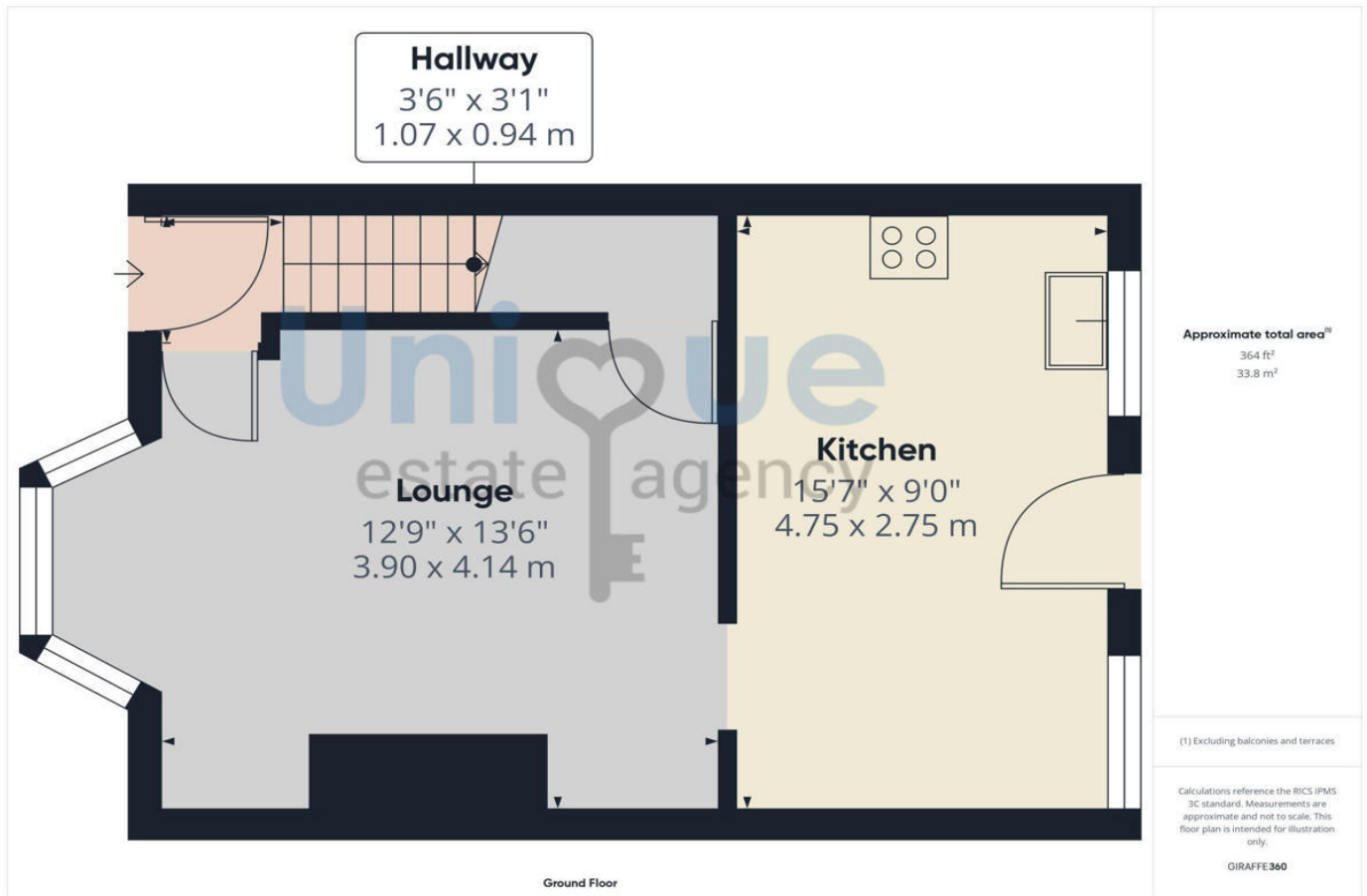
## Bedroom 3

Bedroom - 1.92 x 2.42 m (6'4" x 7'11" ft)

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## Bathroom

Bathroom - 1.67 x 2.71 m (5'6" x 8'11" ft)



| Energy Efficiency Rating                           |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92-100) <b>A</b>                                  |                         |           |
| (81-91) <b>B</b>                                   |                         |           |
| (69-80) <b>C</b>                                   | 72                      | 79        |
| (55-68) <b>D</b>                                   |                         |           |
| (39-54) <b>E</b>                                   |                         |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England, Scotland &amp; Wales</b>               | EU Directive 2002/91/EC |           |

Newhouse Road, Blackpool, Blackpool, Lancashire, FY4 4PA

Contact your local branch today for more information on this property:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
<https://www.gandtproperties.co.uk/>

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