



2 Lang Street, Blackpool,
FY1 2EJ

£64,950

***** REALISTICALLY PRICED with TOWN CENTRE
LOCATION *****

This end-garden terraced house would benefit from further updating, but offers excellent value for money with TWO bedrooms, a lounge, LARGE dining kitchen and a bathroom, along with UPVC double glazing and gas central heating. The property is located within the TOWN CENTRE with a wealth of shops and amenities and is just 350 yards from Blackpool North train station.

No onward chain.

- Two bedrooms
- Lounge; DINING kitchen
- Bathroom
- UPVC double glazing; Gas central heating
- WEST facing rear
- Close to train station.
- TOWN centre location
- No chain

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Ground Floor:

Lounge: 14'6" x 13'11" (4.42 m x 4.24 m) Feature fireplace with period style inset to open hearth, polished floorboards, UPVC double glazed bay window and front door, Two radiators.

Dining Kitchen: 15'0" x 9'3" (4.57 m x 2.82 m) Fitted wall and base cupboard units, Complimentary roll edge worktops, Stainless steel sink, Built in Oven and Hob, Combination gas central heating boiler, UPVC double glazed window and rear door, Double radiator, Staircase, Tiled floor.



First Floor:

Landing:

Bedroom 1: 14'4" x 12'1" (4.37 m x 3.68 m) UPVC double glazed window, Two radiators.

Bedroom 2: 9'3" x 6'4" (2.82 m x 1.93 m) Radiator, UPVC double glazed window.



Outside:

Front: Forecourt garden

Rear: West facing rear yard, Concreted for ease of maintenance.



Heating: Gas central heating (NOT TESTED)

Tenure: We are informed the property is freehold. Interested parties should seek clarification from their solicitor.

Council Tax: Band A / £1518 per annum for 2024/25

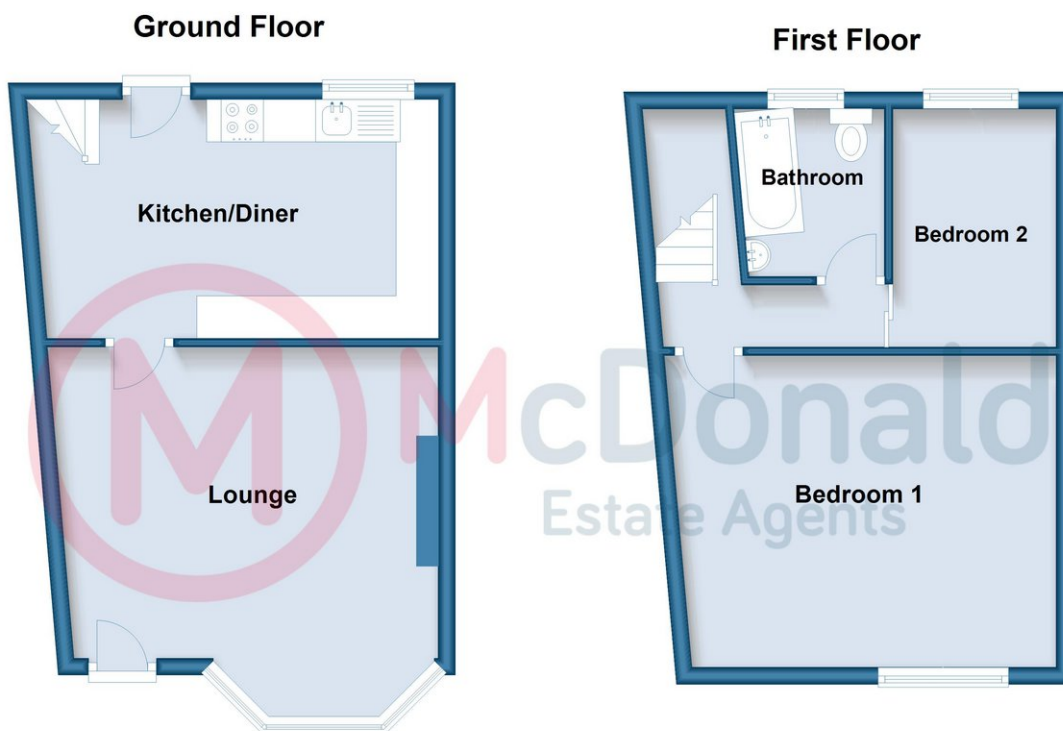
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Directions: Travelling north along the promenade, after passing Blackpool Tower, continue past Talbot Square, then taking the third right into Cocker Street. Continue towards the far end where Lang Street will be on your right.

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.



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Plan produced using PlanUp.

Lang Street

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