



11 Levens Grove, Blackpool,
FY1 5LA

£99,950

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

This **LARGE** mid garden terraced house has already undergone some improvements but work has now stopped and as such is available at a realistic price to allow for completion of any works.

With **TWO** large reception areas, a **FITTED** dining kitchen, **FOUR** bedrooms and the family bathroom. The rear is **SOUTH** facing and location conveniently within **1/4** mile of numerous local shops and amenities.

- FOUR bedrooms
- TWO receptions
- Fitted DINING kitchen
- UPVC double glazing
- SOUTH rear.
- Requires further modernisation

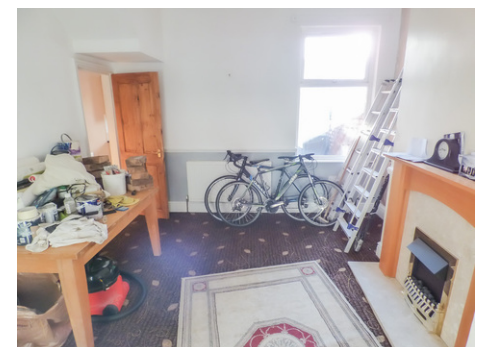

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Lounge: Recessed fireplace with solid fuel burner, Double doors to the dining room, Picture rail, Dado rail, UPVC double glazed window, Double radiator.

Dining Room: 12'11" x 12'2" (3.94 m x 3.71 m) Fireplace with fire surround, Composite marble inset and hearth, Dado rail, UPVC double glazed window, Double radiator.

Kitchen: 12'3" x 10'1" (3.73 m x 3.07 m) Fitted wall and base cupboard units, Complementary roll edge worktops, Built in oven and hob with extractor hood, Plumbed for washing machine, Understairs storage, Half tiled walls, Tiled floor, Two UPVC double glazed windows and rear door.

First Floor:

Landing:

Bedroom 1: 8'5" x 7'8" (2.57 m x 2.34 m) UPVC double glazed window, Double radiator.

Bedroom 2: 11'10" x 7'8" (3.61 m x 2.34 m) UPVC double glazed window, Double radiator.

Bedroom 3: 13'0" x 9'7" (3.96 m x 2.92 m) Built in wardrobe to alcove, UPVC double glazed window, Double radiator.

Bathroom: Comprising; Panelled bath, Low flush WC, Vanity wash basin, Panelled walls, UPVC double glazed window.

Bedroom 4: 10'2" x 6'9" (3.10 m x 2.06 m) Double radiator, UPVC doubled window.

Outside:

Front: Forecourt garden.

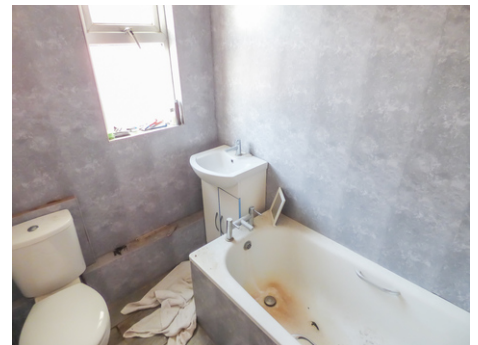
Rear: Grassed, Paved path, South facing.

Parking: Possible off street parking to the rear.

Heating: Gas central heating system had been installed, ***but currently there is NO BOILER in-situ ***

Tenure: We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - A £1518.00 (2024/25)



Directions: Take Whitegate Drive to the traffic lights at Hornby Road and turn right, travel to the next set and turn left into Park Road. Travel along to the third set of lights turning right into Condor Grove. Travel to the roundabout and turn right into Grasmere Road. Finally second left into Levens Grove.

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			
(69-80) C			
(55-68) D			63
(39-54) E		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Ground Floor



First Floor



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Plan produced using PlanUp.

Levens Grove

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