



**34 Keswick Road, Blackpool,
FY1 5PB**

£99,950

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

This is a **SUBSTANTIAL** family home offering **FOUR** bedrooms **PLUS** a **LOFT ROOM**, together with **TWO** bathrooms and **THREE** reception rooms, comprising two lounges and an **OFFICE/hobby room**. There is also a kitchen, supplemented by large separate **UTILITY** room.

The property would benefit from further **MODERNISATION**, presenting an excellent opportunity for a purchaser to **ADD VALUE** and create a superb family home.

NO ONWARD CHAIN.

- **FOUR** bedrooms **PLUS** loft room
- Bathroom **PLUS** en-suite
- **THREE** receptions
- Kitchen **PLUS** Utility
- Office / Hobby Room
- UPVC double glazing
- Gas central heating
- Requires modernisation
- No chain

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Vestibule: UPVC double glazed front door.

Hall: Staircase, Coved ceiling

Lounge: 16'1" x 12'7" (4.90 m x 3.84 m) Decorative fireplace with living flame coal effect gas fire, Coved ceiling, UPVC double glazed window, Radiator.

Second Lounge: 13'8" x 10'3" (4.17 m x 3.12 m) Coved ceiling, UPVC double glazed window, Radiator.

Dining Kitchen: 10'1" x 9'6" (3.07 m x 2.90 m) Fitted wall and base cupboard units, Complementary roll edge worktops, One and a half bowl stainless steel sink, Built in oven and hob with extractor hood, UPVC double glazed window and rear door.

Utility Room: 11'0" x 9'7" (3.35 m x 2.92 m) Wall units, Roll edge worktop, Plumbed for washing machine.

Hobby Room: 12'5" x 7'2" (3.78 m x 2.18 m) UPVC double glazed window.

First Floor:

Landing:

Bedroom 1: 13'6" x 8'11" (4.11 m x 2.72 m) Wood effect laminate flooring, UPVC double glazed window, Radiator.

Bedroom 2: 13'9" x 10'2" (4.19 m x 3.10 m) UPVC double glazed window, Radiator.

Bedroom 3: 10'3" x 7'1" (3.12 m x 2.16 m) Wood effect laminate flooring, UPVC double glazed window, Radiator.

Bathroom: Comprising; Panelled bath with electric shower unit, Low flush WC, Pedestal wash basin, UPVC double glazed window, Radiator.

Bedroom 4: 11'4" x 9'11" (3.45 m x 3.02 m) UPVC double glazed window, Two radiators.

En-Suite: Shower cubicle, Low flush wc, Pedestal Wash hand basin

Second Floor:

Landing.

Loft Room: 14'6" x 12'6" (4.42 m x 3.81 m) Two UPVC double glazed windows.

Outside:

Front: Forecourt garden.

Rear: Rear yard with brick outbuilding.

Parking: Off street parking to rear below carport.

Gas: Gas tested April 2025. (Gas safety Record available to view in the office).

Electric: Tested June 2025 (Electrical Installation Condition Report available to view in the office).

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

Council Tax: Band - B £1954.73 (2026/27)

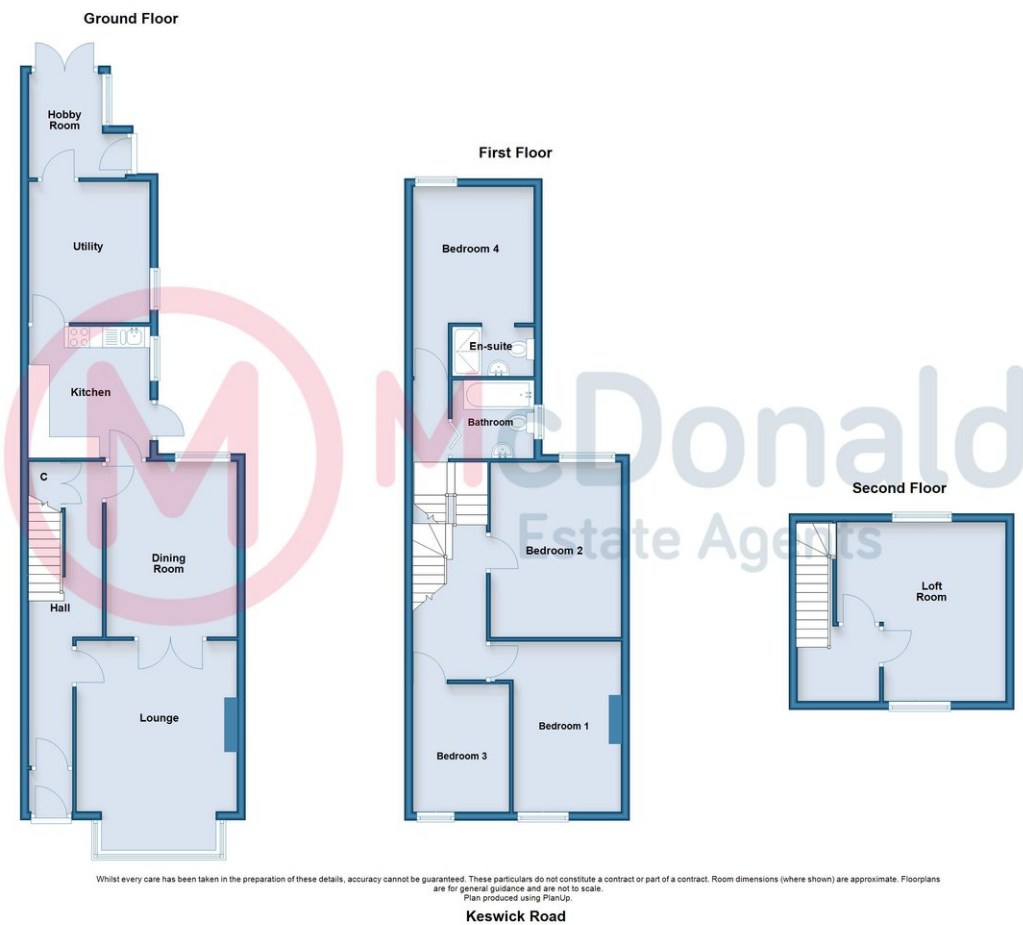


Directions: Heading out of the town centre by Coral Island along Central drive until you reach the roundabout. First exit left into Grasmere Road and finally turn second left into Keswick Road.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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