



3 Bedrooms

House - End Terrace

Offers in the region of

£154,900

Located in

Blackpool



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# 1 Mirfield Grove

Blackpool | | FY4 3DN



This charming area of Mirfield Grove, Blackpool, this delightful end-terrace house offers a perfect blend of comfort and practicality. With a generous living space of 1,033 square feet, this property is ideal for families or those seeking a spacious home.

The house features two inviting reception rooms, providing ample space for relaxation and entertaining guests. The three well-proportioned bedrooms ensure that everyone has their own private retreat, while the bathroom is conveniently located to serve the household's needs.

Built in 1950, this home has been thoughtfully maintained, with recent upgrades including a fully repaired roof and new guttering, ensuring peace of mind for the new owners. extra storage or workspace. The Court Yard shed is suitable for housing a washing machine or fridge/freezer

Mirfield Grove is a pleasant residential area, offering a sense of community while being conveniently located near local amenities, schools, and transport links. This property is not just a house; it is a place where memories can be made and cherished for years to come. Whether you are looking to settle down or invest, this end-terrace home is a wonderful choice.

Furniture can be purchased if required

Please Note: "Tradesman garage available at rear of property. Offered as an optional extra, exclusively with this plot."

# 1 Mirfield Grove

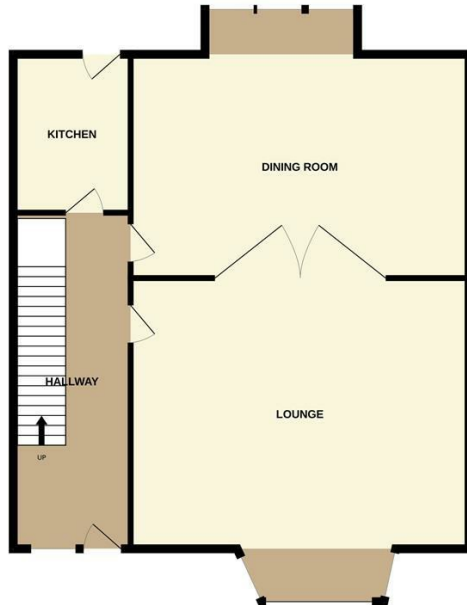
£154,900 Freehold



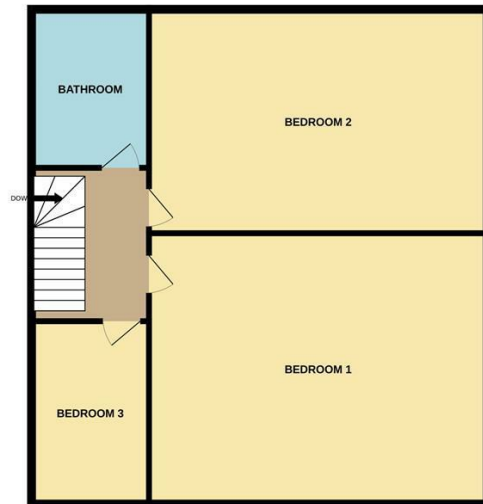
- Newly renovated end terrace Ready to move in
- Located in Mirfield Grove
- New Electrical rewired
- Ideal for families
- Perfect for first-time buyers
- Two cosy reception rooms
- New Modern kitchen design
- Easy access to transport
- Viewing highly recommended
- Roof Fully Repaired new Guttering



GROUND FLOOR



1ST FLOOR



1, MIRFIELD GROVE BLACKPOOL, FY4 3DN

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Council Tax Band B

## Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | <b>85</b> |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | <b>66</b>               |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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