



4 Bedrooms

House - Detached

Offers in excess of

£179,999

Located in

Blackpool



<https://propertychoices.co.uk/>



25 St. Annes Road

Blackpool | | FY4 2AN



Please be aware that this property it requires a number of repairs to bring it back to a livable standard. These may include electrical rewiring, ventilation removal, and general refurbishment.

St. Annes Road in the vibrant town of Blackpool, this charming detached house presents an excellent opportunity for those seeking a spacious family home. Boasting an impressive 2,304 square feet, the property features four well-proportioned bedrooms, making it ideal for families or those looking for extra space.

The house offers two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The layout provides a wonderful flow throughout the home, allowing for both comfort and functionality. While the property is in need of some refurbishment, it is situated in a desirable area, ensuring that your investment will be well-placed.

The corner lot provides additional outdoor space, which can be transformed into a lovely garden or patio area, perfect for enjoying the fresh air. With a single bathroom, there is ample potential to enhance the property further, perhaps by adding an en-suite or a second bathroom to suit modern living needs.

This property is a blank canvas, waiting for a handyman or DIY enthusiast to bring it back to its full glory. With its prime location in Blackpool, you will be close to local amenities, schools, and the beautiful coastline, making it an attractive option for families and investors alike. Don't miss the chance to create your dream home in this fantastic setting.

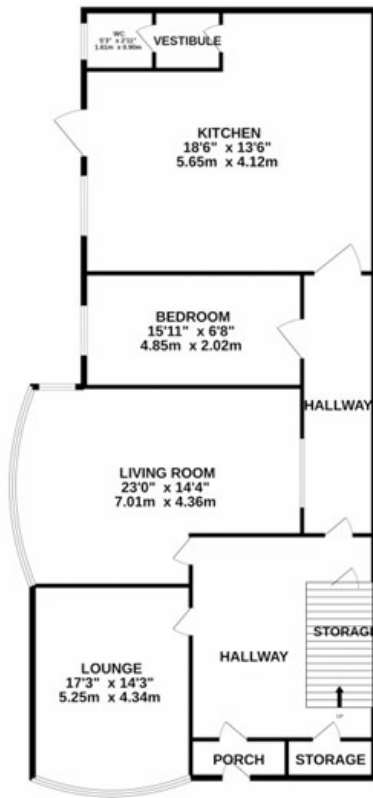
25 St. Annes Road

£179,999 Freehold

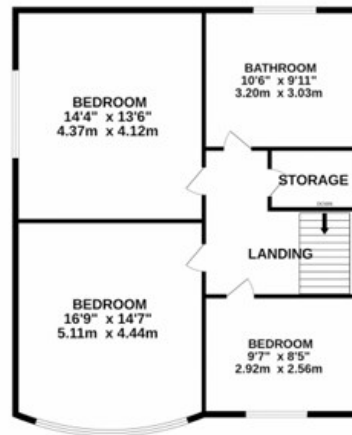


- 4 spacious bedrooms
- Detached house
- Needs handyman touch
- Close to amenities
- Viewing recommended
- 2 reception rooms
- Corner lot location
- Good area in Blackpool
- Large 2,304 sq ft
- Ideal family home

GROUND FLOOR
2048 sq.ft. (190.2 sq.m.) approx.



1ST FLOOR
1163 sq.ft. (108.1 sq.m.) approx.



TOTAL FLOOR AREA: 3211 sq.ft. (298.3 sq.m.) approx.

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.
Made with Metreplan 12/2022

Council Tax Band D

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	59	70
EU Directive 2002/91/EC		

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