



3 Bedrooms

House - Mid Terrace

Per month

£800 Per  
"

Located in

Blackpool



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# 32 Bela Grove

Blackpool | | FY1 5PR



Nestled in the charming area of Bela Grove, Blackpool, this delightful mid-terrace house offers a perfect blend of character and modern living. Built in 1910, the property boasts a generous living space of 1,163 square feet, making it an ideal home for families or those seeking extra room to breathe.

Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The layout is both practical and welcoming, allowing for a seamless flow between spaces. The house features three well-proportioned bedrooms, providing ample accommodation for a growing family or guests.

The property also includes two bathrooms, ensuring convenience for all residents. This thoughtful design caters to the needs of modern living, making morning routines and family life much easier.

Outside, you will find parking available for one vehicle, a valuable asset in this bustling area. The location itself is a wonderful blend of community spirit and accessibility, with local amenities, schools, and parks just a stone's throw away.

This charming home in Bela Grove is not just a property; it is a place where memories can be made. With its blend of traditional features and practical living spaces, it presents an excellent opportunity for those looking to settle in the vibrant town of Blackpool. Do not miss the chance to make this lovely house your new home.

# 32 Bela Grove

£800 Per month



- 3 spacious bedrooms
- 2 modern bathrooms
- 2 cosy reception rooms
- Double glazing throughout
- Charming rear yard
- Mid terrace house
- Built in 1910
- Located in Bela Grove
- Close to Blackpool amenities
- Viewing recommended

GROUND FLOOR  
941 sq.ft. (87.4 sq.m.) approx.



1ST FLOOR  
822 sq.ft. (76.4 sq.m.) approx.



32 BELA GROVE BLACKPOOL

TOTAL FLOOR AREA : 1763 sq.ft. (163.8 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.  
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## Council Tax Band A

## 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>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 55                      | 68        |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

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