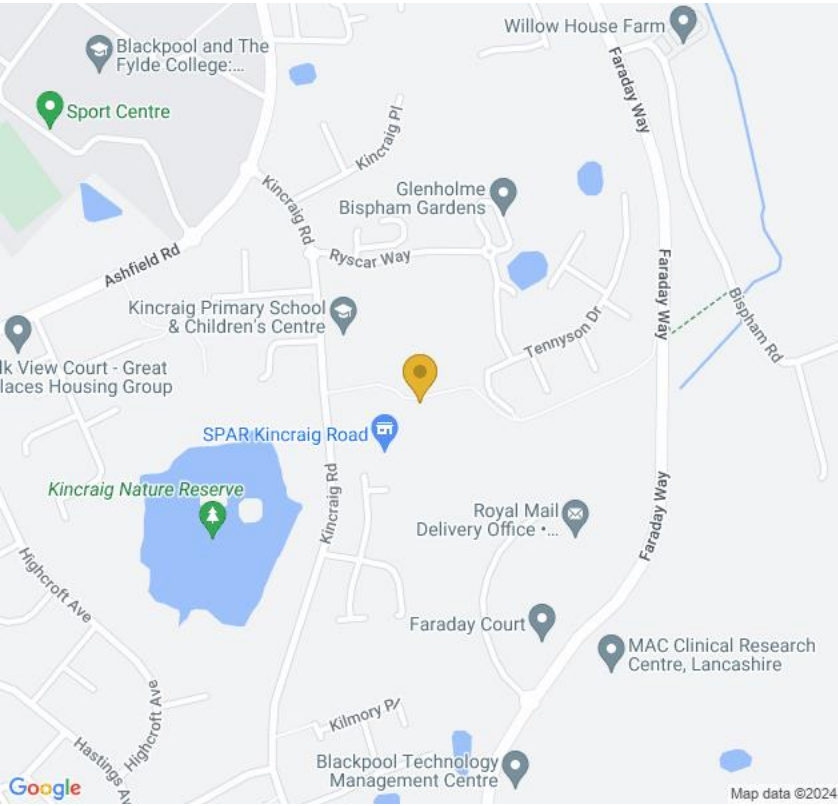


£255,000

Chaucer Place, Blackpool  
FY2



**Cleveleys  
Landmark House  
5a Cleveleys Avenue FY5 2UH**

**Tel: 01253 858200**  
**Email: [cleveleys@farrellheyworth.co.uk](mailto:cleveleys@farrellheyworth.co.uk)**  
**<https://www.farrellheyworth.co.uk/cleveleys>**



- **\*\*VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE\*\***
- **Four Bedroom Detached Home In Desirable Location**
- **Spacious Lounge, Four Double Bedrooms, Office, Garage**
- **Great Location, Close To Local Shops & Schools**
- **Please Call To Avoid Missing Out**

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

All measurements quoted are approximate and plans are for general guidance and are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Company Details - Farrell Heyworth Limited.

Registered Office: Second Floor Office Suite, The Pavillion, Church Street, Lancaster, LA1 1EX

Registered in England No. 3798432

Directors CP Heyworth FNAEA, JF Collins, JR Collins, SW Penny FRICS, JAG Shellcross MNAEA, JA French

**EPC C**

[www.farrellheyworth.co.uk](http://www.farrellheyworth.co.uk)





We are pleased to present to the market this, spacious, beautifully appointed four bedroom detached family home in a popular area of Blackpool.

Internally, the accommodation comprises a light and airy entrance hallway, WC, lounge, family kitchen with integrated appliances, Conservatory and a good size office.

To the first floor are four bedrooms with en-suite to the master and a family bathroom.

The property has a well maintained rear garden, driveway and integral garage.

Tenure: Leasehold  
Leasehold information: Terms: 999 years from 1st January 2005  
Current Ground Rent: £175 per annum

Council Tax: Band E





