



**Leopold Grove  
Blackpool  
Lancashire  
FY1 4LD**

**Offers in Excess of £178,000**

**bettermove**

# Leopold Grove Blackpool

Bettermove are pleased to welcome to the market this charming eight bedroom end terrace house in Blackpool town centre, available with no forward chain.

The property would make an ideal investment and is currently used as a guest house across four floors with private living quarters in the basement. The council tax band is A.

The interior of this beautifully presented property comprises a spacious through lounge/dining room and fitted kitchen on the ground floor. The first floor consists of four bedrooms with en suite shower rooms and a storage room. The second floor contains four additional bedrooms also with en suites. The private living quarters are situated in the basement with a bedroom with shower cubicle, living room, WC and storage rooms. There is off road parking for two vehicles to the rear of the building.

Located in the heart of Blackpool town centre by the Tower, the property is close to a range of amenities, including supermarkets, shops, restaurants and pubs. Transport connections can be found from Blackpool North train station, Tower and North Pier tram stops, the A583 and M55.

This exciting opportunity is not to be missed and all enquiries can be made through Bettermove.

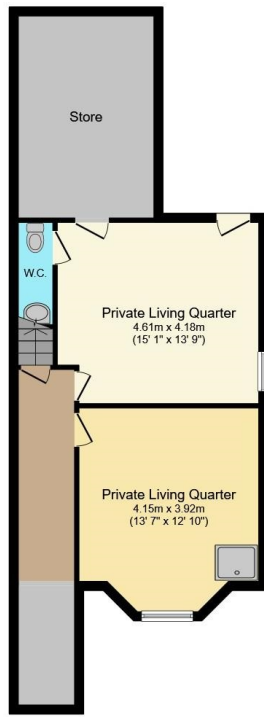
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.







**Basement**



**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 248.0 sq.m. (2,669 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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