



**Bond Street  
Blackpool  
Lancashire  
FY4**

**Offers in Excess of £120,000**

**bettermove**

# Bond Street Blackpool

Bettermove are proud to present this 3 bedroom maisonette, with a ground floor commercial property in Blackpool, available with no forward chain.

The property benefits from double glazing, and gas central heating throughout, with on street parking available.

The council tax band is A.

The interior of this property, which may require some renovation, and comprises a 99 square meter commercial unit, WC and two reception rooms on the ground floor. The first floor consists of a spacious living room, fitted kitchen, two double bedrooms, and a family bathroom, with access to a private balcony, with the further two bedrooms located on the second floor.

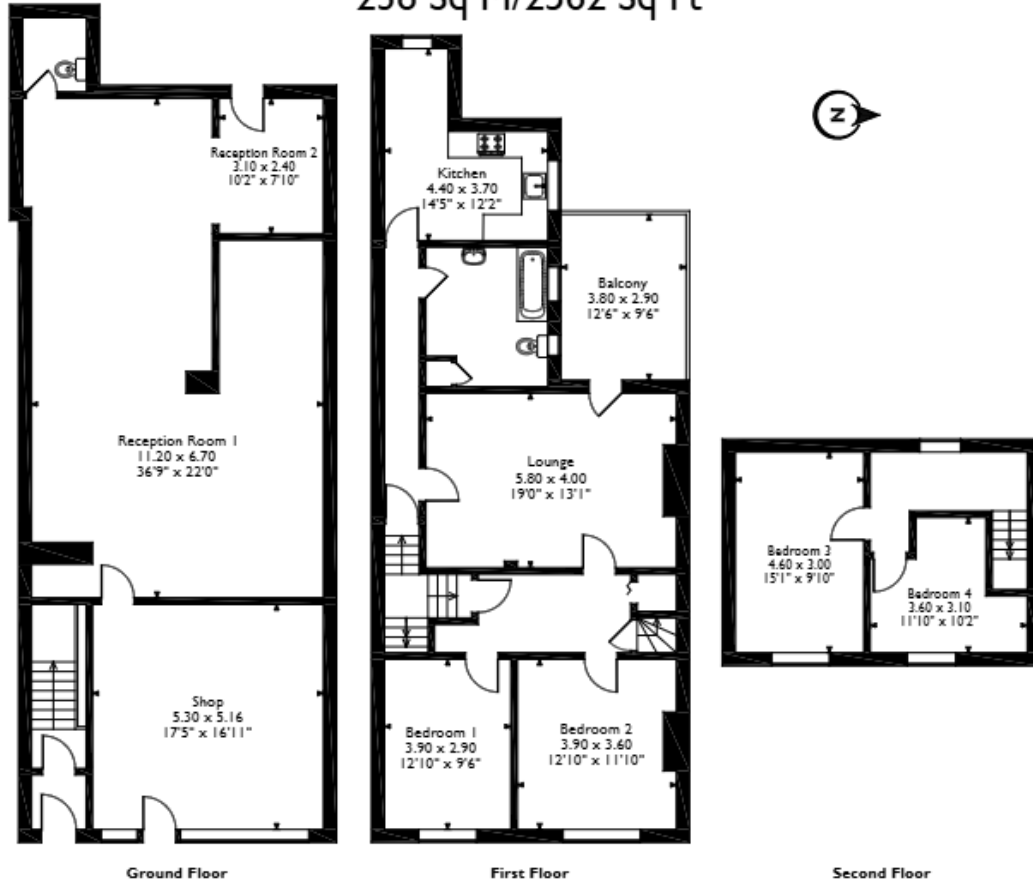
Located in the popular coastal town of Blackpool, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, schools, and a short distance to the seafront. Excellent transport connections can be found from Blackpool South Train Station, a variety of local bus and tram routes, and quick access to the M55.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



# Bond Street, Blackpool

## Approximate Gross Internal Area 238 Sq M/2562 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	74
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		71
(39-54) <b>E</b>		
(21-38) <b>F</b>	54	
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ  
t: 0330 004 0050 e: hello@bettermove.co.uk  
[www.bettermove.co.uk](http://www.bettermove.co.uk)