



Stephen Tew
ESTATE AGENTS



52 St. Lukes Road, South Shore

Blackpool

Offers Over **£200,000**

52 St. Lukes Road

South Shore, Blackpool

Traditional semi detached house set in a sought-after location on one of the most popular streets in south shore. Situated off both Lytham Road and St Annes Road and close to Highfield Road. Conveniently placed for local shops bars, restaurants, public transport access to the motorway and other local amenities. The accommodation comprises entrance vestibule, hallway, lounge, dining room, kitchen, rear vestibule. The first floor has three bedrooms and a bathroom. The property has a gas central heating system installed. Driveway provides off-road parking and access to the garage with an enclosed south facing rear garden.

Council Tax band: D

Tenure: Freehold

- **South Facing Garden**
- **Highly Desirable Location**
- **Off Road Parking & Garage**
- **Utility Room**





Entrance Vestibule

2' 6" x 6' 3" (0.77m x 1.9m)

Built-in meter cupboard, housing gas and electric meters. Feature leaded light door with matching side and above panels, leading into hallway.

Hallway

14' 4" x 6' 4" (4.36m x 1.92m)

Solid wood flooring, original cornice style ceiling, picture rail, radiator, staircase to first floor landing with under stairs storage cupboard.

Lounge

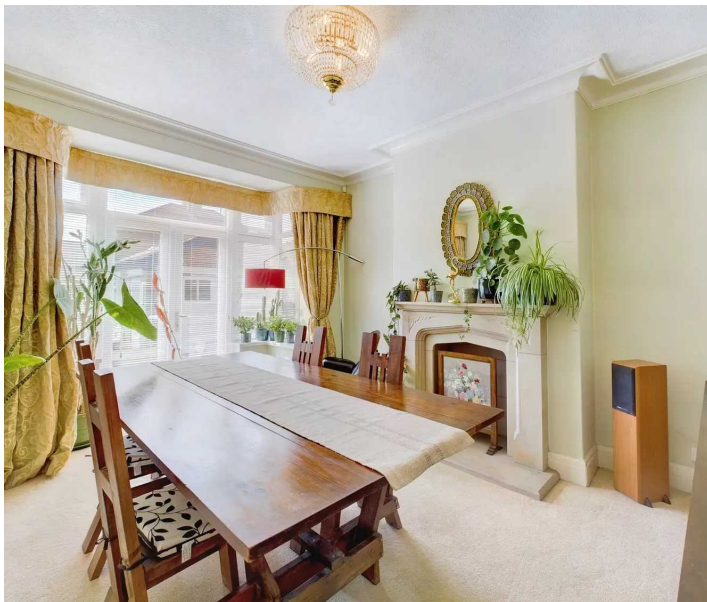
14' 10" x 12' 6" (4.52m x 3.8m)

Secondary glazed walk in bay window with leaded lights to the front elevation with matching circular leaded opaque glazed windows to the side elevation. The focal point of the room is a living flame coal effect gas fire, set in tiled inset and hearth with period style wooden surround with mantle. Original cornice style ceiling, picture rail, double radiator.

Dining Room

12' 10" x 11' 3" (3.91m x 3.43m)

Second reception room, which could be used as a living room or dining room with UPVC double glazed French doors with matching side panels leading to the rear garden. The focal point of the room is a feature fireplace surround with matching hearth, original cornice style ceiling and double radiator.



Kitchen

8' 4" x 7' 4" (2.53m x 2.23m)

Fitted with base units, drawers and worktops, single drainer stainless steel sink with mixer tap, built-in electric oven with four Ring electric hob, space for fridge, tiled floor, full height tiling to all the walls, double radiator and UPVC double glazed window to the rear elevation, door leading into;



Rear Vestibule

3' 3" x 3' 0" (0.99m x 0.92m)

Tiled floor, built-in pantry style cupboard, door leading to garden.

Landing

Bedroom 1

14' 10" x 11' 7" (4.53m x 3.53m)

Single glazed leaded light walk-in bay window to the front elevation, picture rail, double radiator.

Bedroom 2

12' 11" x 10' 10" (3.93m x 3.3m)

UPVC double glazed window to the rear elevation, picture rail, double radiator.

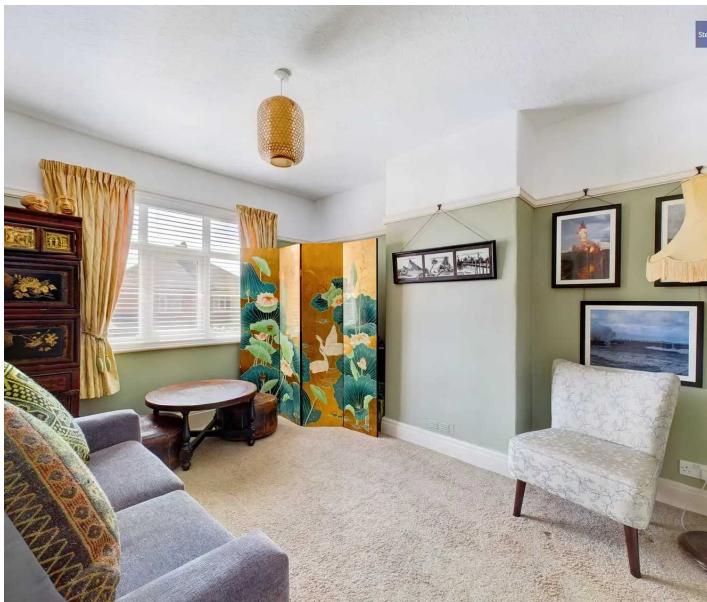
Bedroom 3

8' 7" x 7' 4" (2.62m x 2.24m)

Single glazed window with leaded light to the front elevation, picture rail, radiator and wooden laminate flooring.

Bathroom

Fitted with a three-piece white suite, comprising bath with shower attachment over and folding glass screen, pedestal wash hand basin and low flush WC. Part tiled walls, heated towel rail, tiled floor, built-in airing cupboard with linen storage. 2 UPVC double opaque glazed windows to the rear elevation. Access to loft.





Front Garden

Mature front garden area with driveway providing off road parking.

Rear Garden

Enclosed south facing rear garden with paved area. Small laid to lawn area and decked patio area. Outside garden store which is attached to the kitchen and utility room.

Utility Room

Outside utility room with plumbing for automatic, washing machine space for fridge, freezer and housing. The wall mounted combination boiler.

OFF ROAD

1 Parking Space

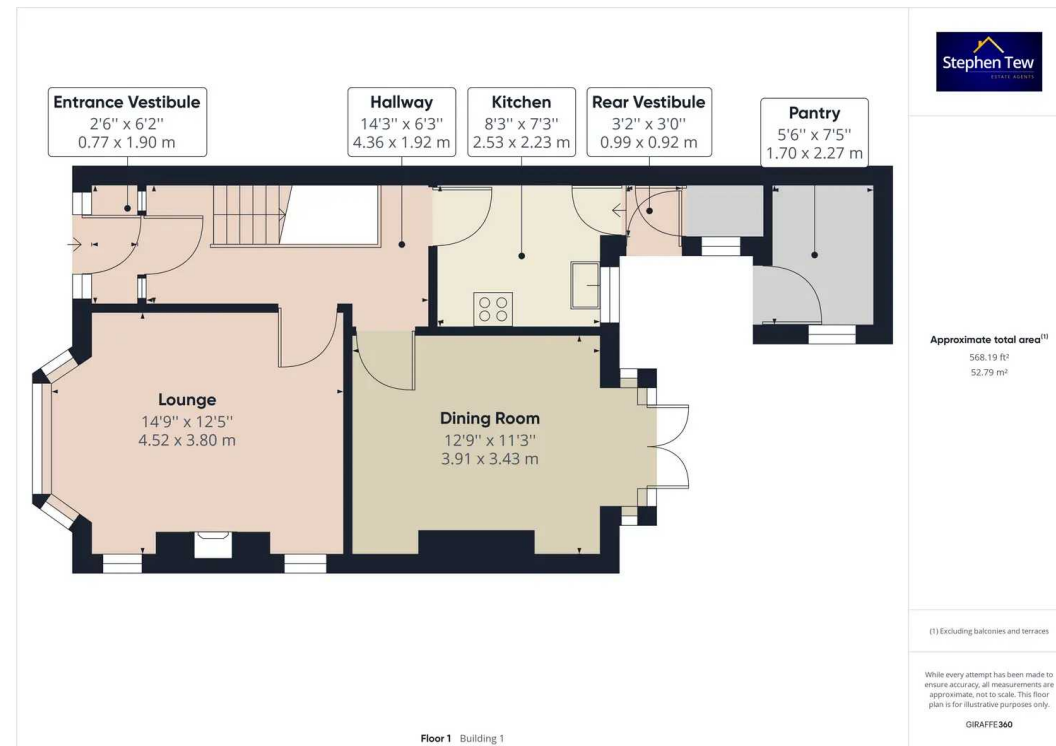
Driveway, provides off-road parking and access to the side of the property leading to the garage.

GARAGE

Single Garage

Brick built garage with double wooden doors, power and light connected.







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