



Abercorn Place, Blackpool

Blackpool

Offers Over **£260,000**

23 Abercorn Place

Blackpool, Blackpool

Deceptively spacious four bedroom semi detached family home offering immense potential throughout. Situated in a sought after location just off Clifton Drive within easy reach of many amenities, schools, shops, transport links and the promenade. The impressive accommodation briefly comprises entrance vestibule, hallway, lounge, downstairs WC, open-plan dining room/second reception area, modern fitted kitchen. To the first floor there are four great sized bedrooms along with a boarded loft. Externally there is an enclosed low maintenance rear garden, detached garage with light and power connected and off road parking for ample vehicles. Viewing is highly recommended to fully appreciate this simply wonderful home.

Council Tax band: D

Tenure: Freehold

- Fabulous Family Home
- Immense Potential Throughout
- Sought After Location
- Close Proximity To The Promenade
- No Onward Chain
- Within Easy Reach Of Lytham St Annes
- Garage & Ample Off Road Parking





Other

Entrance Vestibule

Hallway

13' 10" x 7' 10" (4.22m x 2.4m)

Downstairs WC

Downstairs WC

Lounge

13' 4" x 13' 5" (4.06m x 4.08m)

UPVC double glazed walk in bay window to the front elevation, gas fire, two UPVC double glazed windows to the side elevation, radiator.

Second Reception

14' 12" x 11' 12" (4.57m x 3.65m)

Open-Plan second reception area, gas fire with surround. UPVC double glazed patio doors leading onto rear garden. Radiator.

Dining Area

13' 5" x 9' 3" (4.08m x 2.82m)

UPVC double glazed windows to the side elevation, radiator. Leading onto Kitchen.

Kitchen

16' 4" x 7' 12" (4.98m x 2.43m)

Fitted with a matching range of modern base and wall units, integrated fridge freezer, oven and four ring gas hob, integrated dishwasher, washing machine and dryer installed, UPVC double glazed windows to the side and rear elevation, door providing side access to driveway. Pantry area.

Landing

Landing leading to bedrooms and bathroom, loft access.

Bedroom 1

13' 5" x 13' 4" (4.09m x 4.07m)

UPVC double glazed walk in bay window to the front elevation, two UPVC double glazed windows to the side elevation. Radiator.





Other

Entrance Vestibule

Hallway

13' 10" x 7' 10" (4.22m x 2.4m)

Downstairs WC

Downstairs WC

Lounge

13' 4" x 13' 5" (4.06m x 4.08m)

UPVC double glazed walk in bay window to the front elevation, gas fire, two UPVC double glazed windows to the side elevation, radiator.

Second Reception

14' 12" x 11' 12" (4.57m x 3.65m)

Open-Plan second reception area, gas fire with surround. UPVC double glazed patio doors leading onto rear garden. Radiator.

Dining Area

13' 5" x 9' 3" (4.08m x 2.82m)

UPVC double glazed windows to the side elevation, radiator. Leading onto Kitchen.

Kitchen

16' 4" x 7' 12" (4.98m x 2.43m)

Fitted with a matching range of modern base and wall units, integrated fridge freezer, oven and four ring gas hob, integrated dishwasher, washing machine and dryer installed, UPVC double glazed windows to the side and rear elevation, door providing side access to driveway. Pantry area.

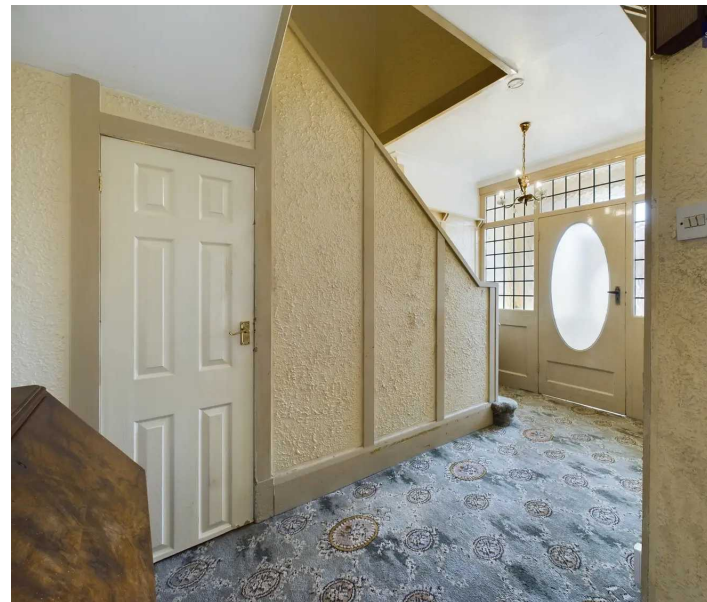
Landing

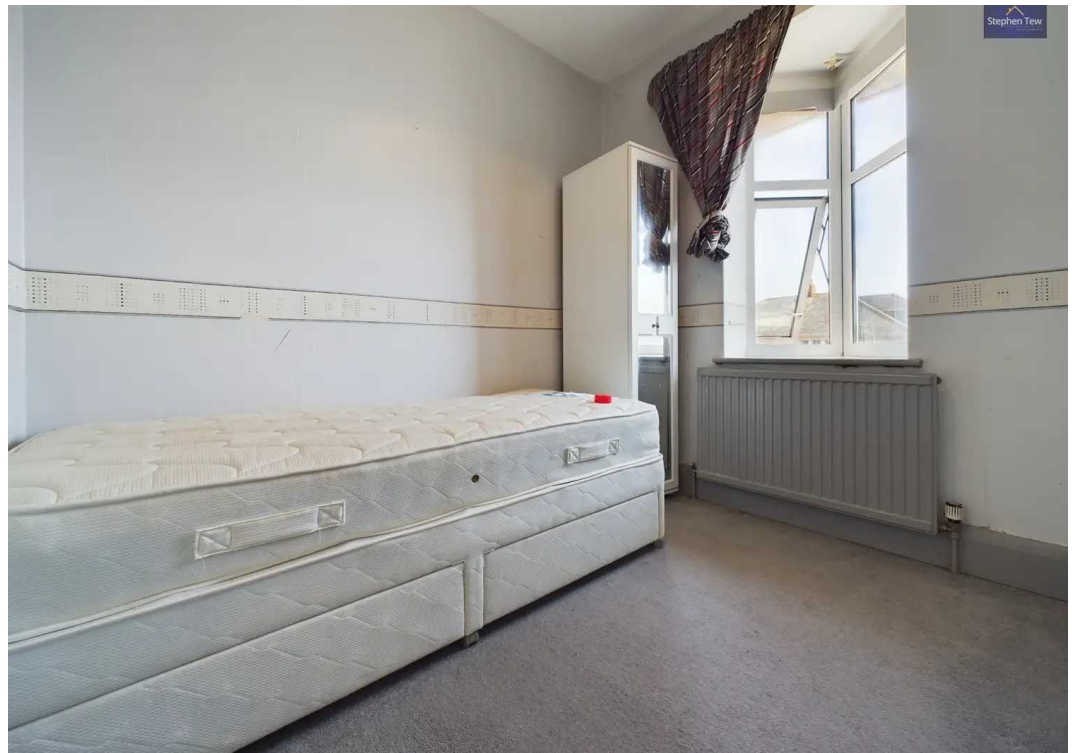
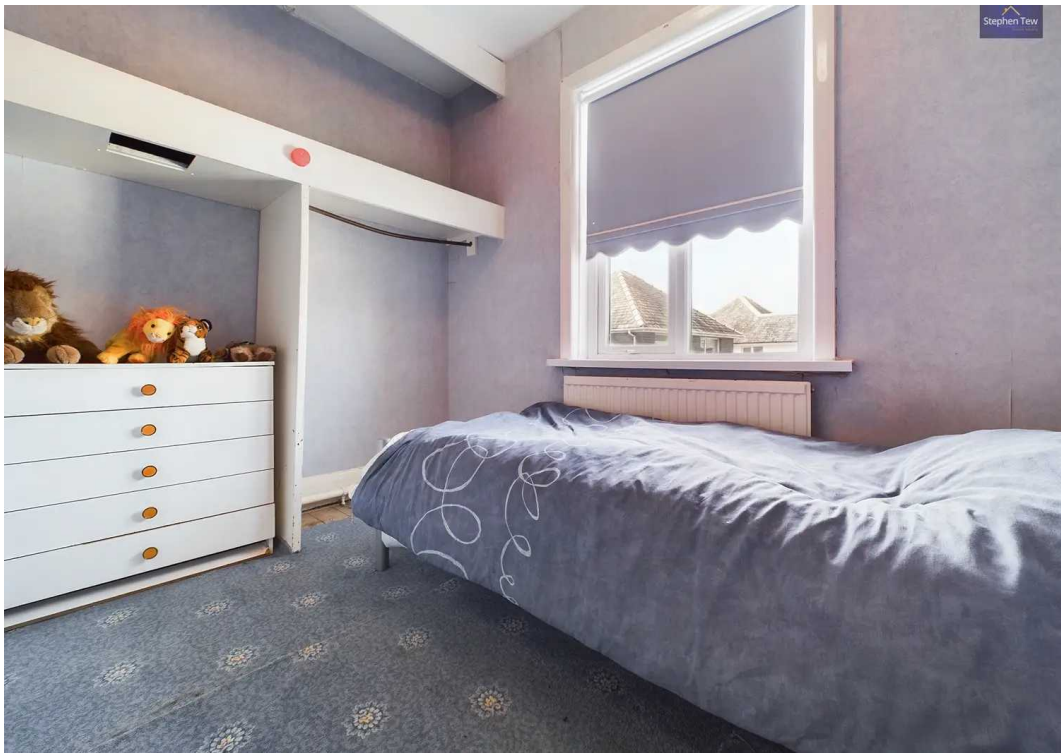
Landing leading to bedrooms and bathroom, loft access.

Bedroom 1

13' 5" x 13' 4" (4.09m x 4.07m)

UPVC double glazed walk in bay window to the front elevation, two UPVC double glazed windows to the side elevation. Radiator.







FRONT GARDEN

REAR GARDEN

Enclosed low maintenance rear garden, access to detached garage.

OFF ROAD

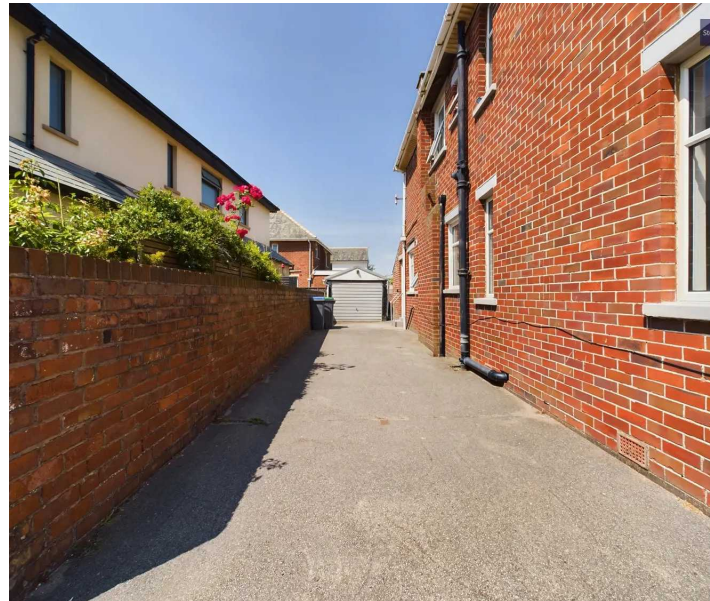
4 Parking Spaces

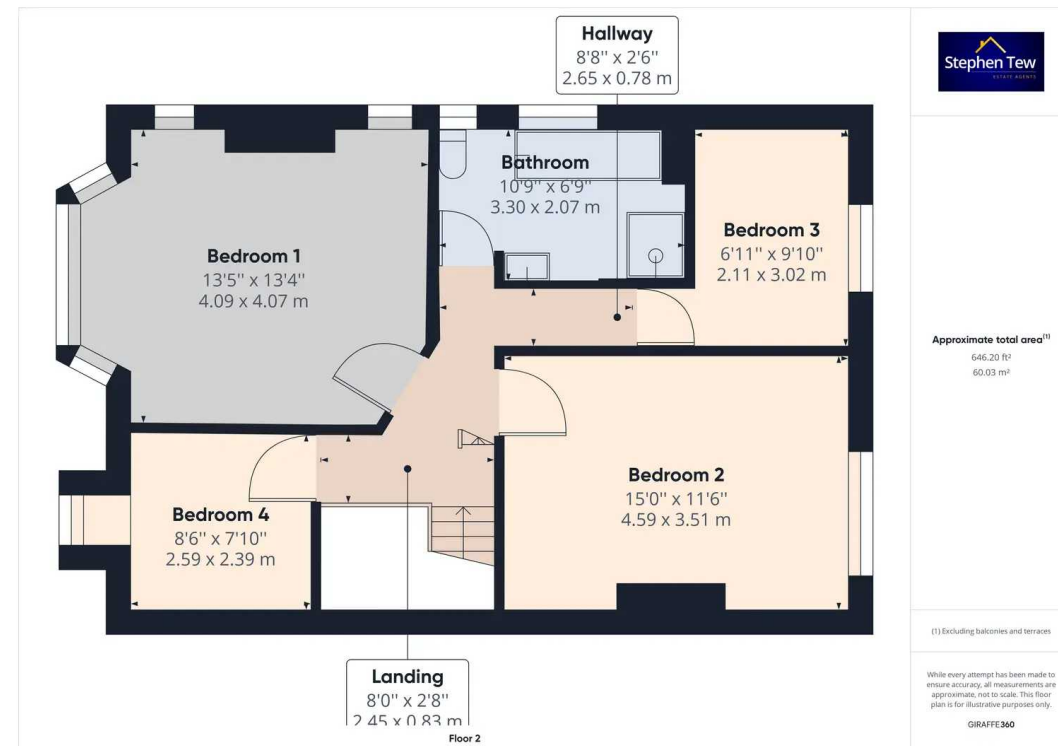
Driveway providing ample off road parking leading to detached garage.

GARAGE

Single Garage

Garage with light and power connected.







Stephen Tew Estate Agents

Stephen Tew Estate Agents, 132 Highfield Road - FY4 2HH

01253 401111

info@stephentew.co.uk

www.stephentew.co.uk

