

Leicester Road

Blackpool

Offers Over **£175,000**

27 Leicester Road

Blackpool, Blackpool

This exceptionally spacious 3 bedroom end of terrace property is situated in a sought-after location close to Blackpool town centre and university. With no chain, it presents a fantastic opportunity for buyers looking for a hassle-free purchase.

Upon entering, you'll be greeted by a spacious hallway that leads to the heart of the home. The property offers two reception rooms and kitchen to the ground floor. Upstairs there three generous double bedrooms, providing ample space for a growing family or those in need of a home office, and a four piece suite bathroom. The garage is an added bonus, allowing for convenient parking or extra storage.

The outside space is equally impressive, with a west-facing front garden allowing for plenty of natural light throughout the day. The enclosed east-facing paved garden at the rear offers low maintenance and privacy, perfect for relaxing or entertaining friends and family. Access to the garage and outhouse with power and light further contributes to the practicality of this property.

Located just a short distance from the town centre, this property provides easy access to a multitude of amenities, including shops, restaurants, and public transport links. Don't miss out on the opportunity to own this exceptional home. Contact our office today to arrange a viewing.

Council Tax band: B

Tenure: Freehold

- No Chain
- 3 Double Bedrooms
- Garage
- Close to Town Centre





Other

1' 6" x 6' 10" (0.45m x 2.08m)

Entrance vestibule.

Hallway

15' 5" x 10' 7" (4.69m x 3.23m)

Lounge

16' 7" x 11' 11" (5.05m x 3.64m)

UPVC double glazed bay window to the front elevation, radiator and fire surround.

Dining Room

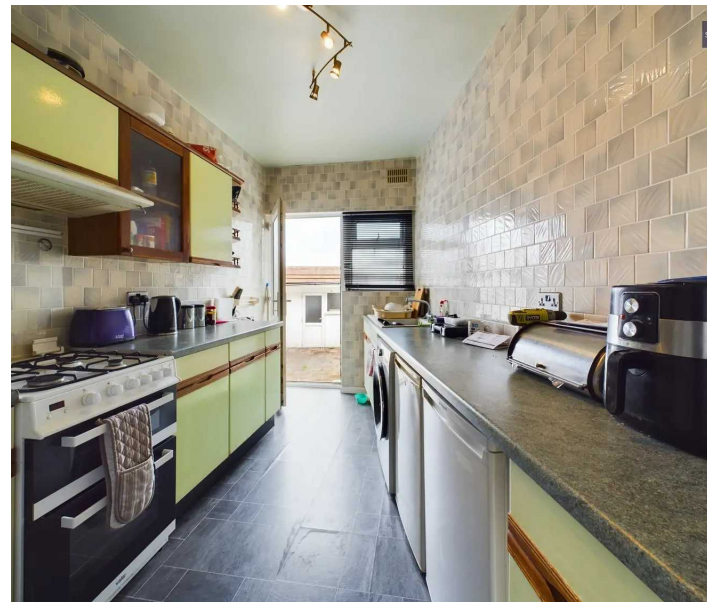
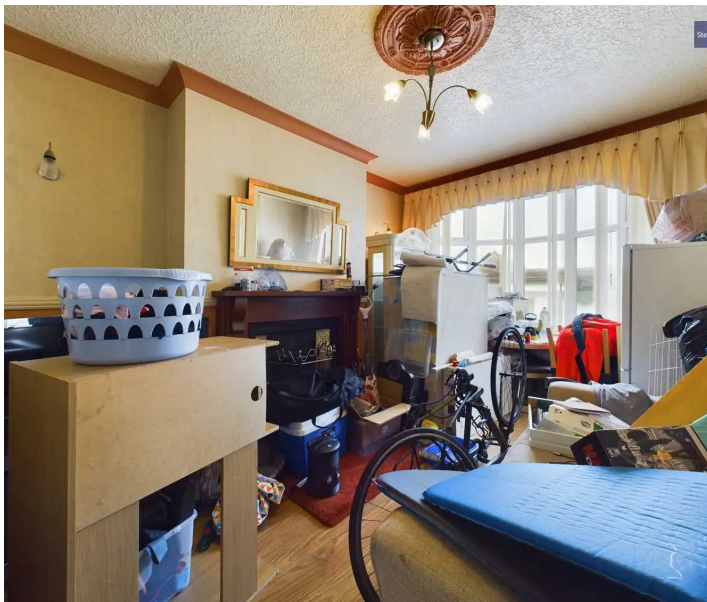
16' 10" x 10' 0" (5.12m x 3.06m)

UPVC double glazed bay window to the rear elevation, gas fire and surround, radiator and laminate flooring.

Kitchen

12' 8" x 8' 11" (3.85m x 2.73m)

Matching range of base and eye level units with fitted worktops. Sink with draining board, extractor hood and room for a cooker, washing machine. UPVC double glazed window to the rear elevation and door leading onto the garden.



**Landing**

9' 5" x 5' 5" (2.87m x 1.66m)

Access to the loft.

Bedroom 1

16' 9" x 10' 5" (5.11m x 3.18m)

UPVC double glazed bay window to the front elevation, radiator and fitted wardrobes.

Bedroom 2

16' 10" x 10' 3" (5.12m x 3.12m)

UPVC double glazed bay window to the rear elevation, radiator.

Bedroom 3

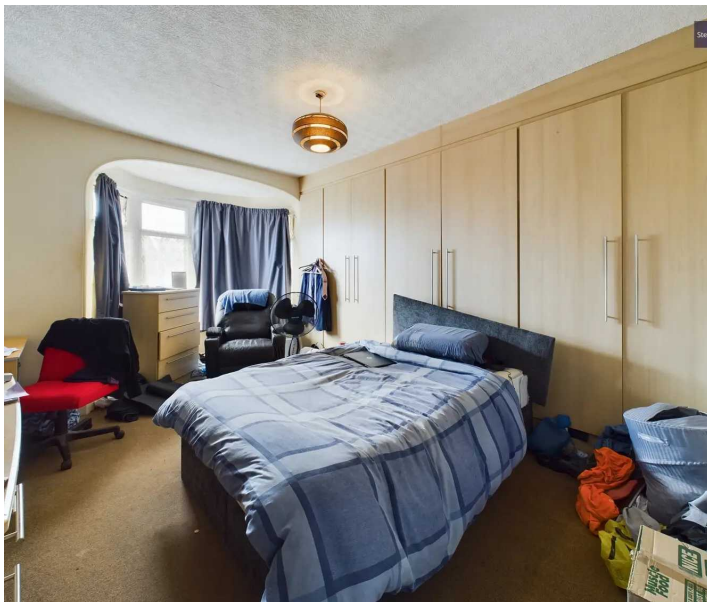
9' 2" x 11' 3" (2.80m x 3.44m)

UPVC double glazed window to the front elevation, radiator and fitted wardrobes.

Bathroom

10' 9" x 5' 11" (3.27m x 1.80m)

Four piece suite comprising of low flush WC, wash basin, panelled bath and separate shower cubicle. UPVC double glazed opaque window to the rear and radiator.





FRONT GARDEN

West facing front garden.

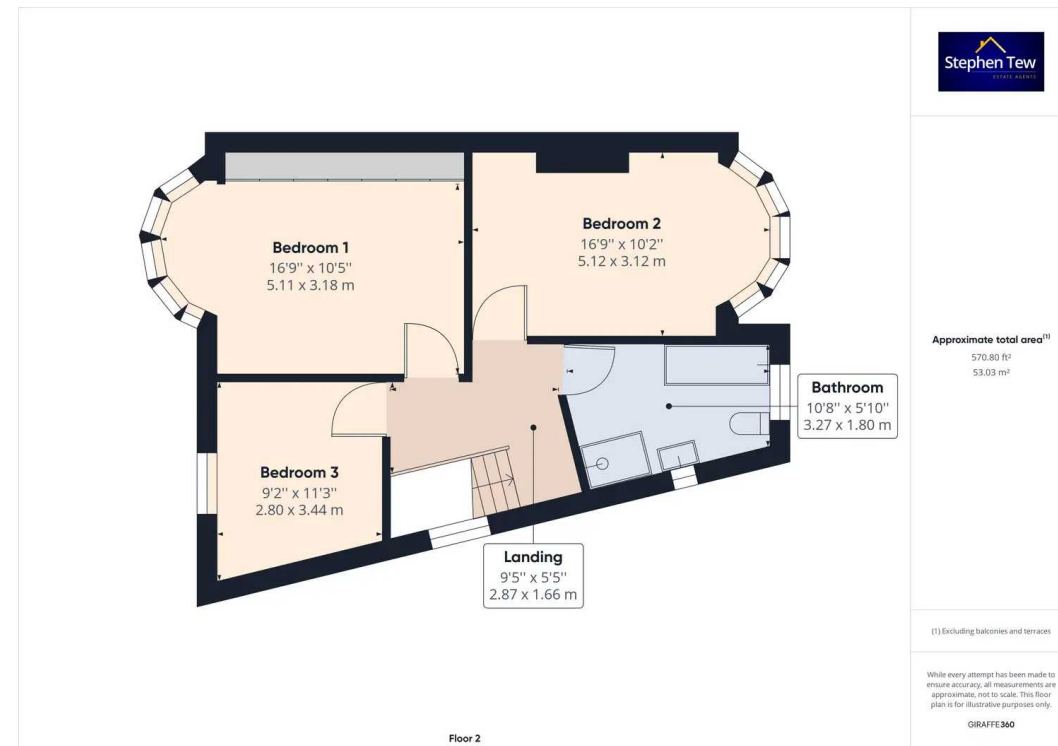
REAR GARDEN

East facing low maintenance paved garden to the rear with access to the garage and outhouse with power and light. Wooden gate provides side access.

GARAGE

Single Garage







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