



Marsden Road, Blackpool

Offers Over £90,000



# Marsden Road

## Blackpool

This mid-terraced property boasts three spacious bedrooms making it the perfect home for a growing family or professionals in need of additional space. With no chain, prospective buyers can seamlessly transition into their new abode. The property features two reception rooms that can be utilised as living areas, a dining room, or even a home office for remote workers.

One of the main highlights of the property is its south facing garden, which basks in sunlight throughout the day. A great addition to the outdoor space is a practical wooden shed equipped with electric points for added convenience. This shed can easily be transformed into a utility space, making it the ideal spot for laundry, storage, or any other practical needs.

Overall, this property offers ample space and potential for buyers to make it their own.

Council Tax band: A

Tenure: Freehold

- No Chain
- 2 Reception Rooms
- South Facing Garden





### Lounge

12' 10" x 13' 11" (3.92m x 4.24m)

UPVC double glazed window to the front elevation, radiator, gas fire with marble hearth and wooden surround, stairs leading to upstairs and double doors opening up to the dining room.

### Dining Room

11' 4" x 9' 7" (3.46m x 2.93m)

UPVC double glazed window to the rear elevation, radiator, gas fire with marble hearth and wooden surround. Door leading onto the kitchen.

### Kitchen

11' 1" x 5' 1" (3.37m x 1.55m)

Matching range of base and wall units with fitted worktops, one and half bowl sink with draining board, plumbing and electrics for washing machine. UPVC double glazed window and door to the rear elevation leading onto access the garden.







### **Landing**

8' 0" x 2' 10" (2.43m x 0.87m)

Loft access.

### **Bedroom 1**

UPVC double glazed window to the front elevation, radiator and fitted wardrobes with sliding doors and mirror.

### **Bedroom 2**

11' 1" x 7' 9" (3.37m x 2.37m)

UPVC double glazed window to the rear elevation, radiator and fitted wardrobes with sliding doors and mirror.

### **Bedroom 3**

6' 9" x 5' 5" (2.07m x 1.64m)

UPVC double glazed window to the front elevation, radiator.

### **Bathroom**

6' 10" x 5' 5" (2.08m x 1.65m)

Three piece suite comprising of low flush WC, wash basin and corner bath with shower head attachment. UPVC double glazed opaque window to the rear elevation and radiator.









#### **FRONT GARDEN**

North facing garden to the front with gravelled area and paved footpath.

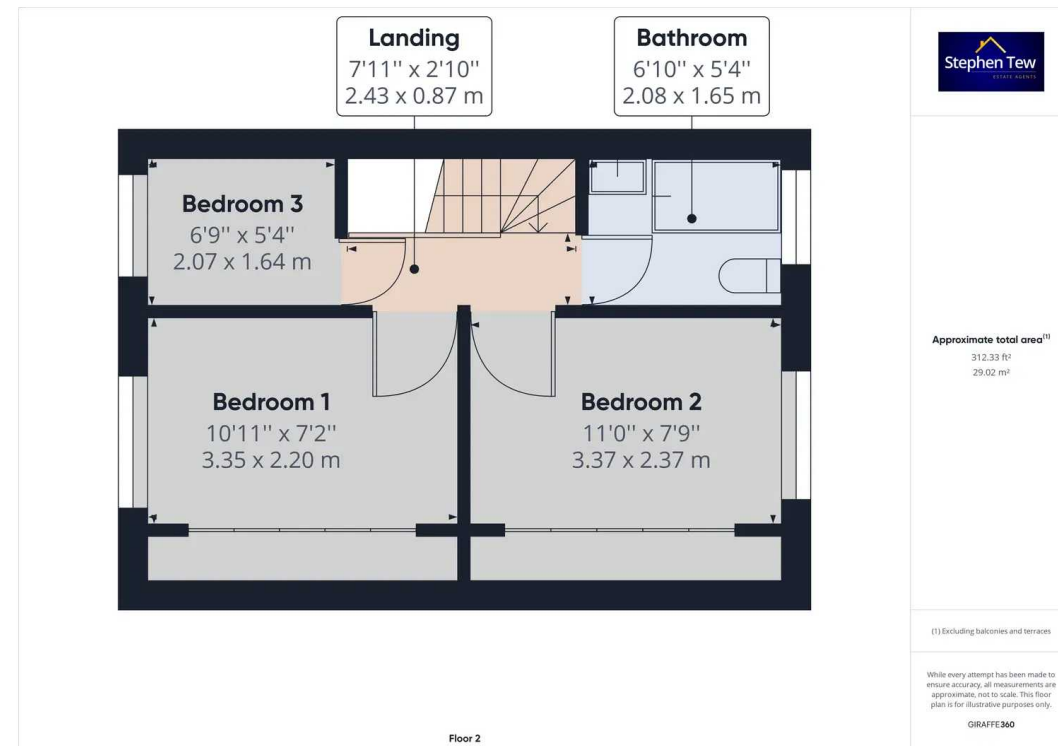
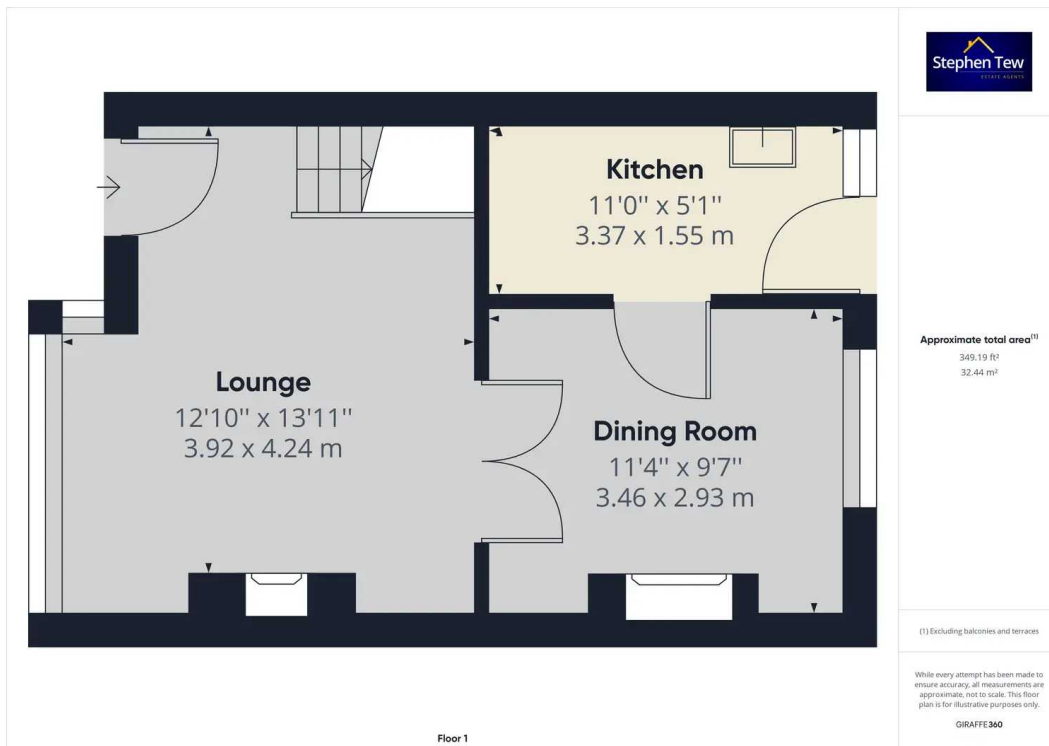
#### **REAR GARDEN**

South facing enclosed garden to the rear with wooden shed with electric points for use as a utility space.

#### **ON ROAD**

1 Parking Space









## Stephen Tew Estate Agents

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

01253 401111

[info@stephentew.co.uk](mailto:info@stephentew.co.uk)

[www.stephentew.co.uk](http://www.stephentew.co.uk)

