



**Eastbourne Road, Blackpool**

Blackpool

Offers Over **£190,000**

## 2 Eastbourne Road

Blackpool, Blackpool

This fabulous 3 bedroom family home is situated in a popular residential location, making it the ideal family home. Positioned on a corner plot, it boasts ample space both inside and out. With off-road parking and a utility room/lean-to, this property offers convenience and practicality. The standout feature of this home is the tastefully converted bar, which can be used as a second reception area, perfect for entertaining guests.

The outside space of this property is equally impressive. The low maintenance enclosed rear garden is ideal for those who prefer a hassle-free outdoor area. It features a decking area with paving, providing a lovely spot for relaxing or dining al fresco. Additionally, the rear garden has the potential for extra off-road parking, making it an excellent option for households with multiple vehicles.

The front garden of this property is also low maintenance, ensuring that upkeep is kept to a minimum. The driveway provides ample off-road parking, a highly sought-after feature in any family home. With enough space to comfortably park multiple vehicles, residents will never have to worry about finding a parking spot on the street.

Overall, this property offers not only a comfortable and well-designed interior but also an impressive outdoor space. The various features such as the converted bar, spacious driveway, and low maintenance gardens make this property a top choice for families looking for a practical yet stylish home. With its convenient location and excellent amenities, this exceptional property will undoubtedly meet the needs and expectations of even the most discerning buyers.

Council Tax band: B

Tenure: Freehold

- Popular Residential Location
- Corner Plot
- Excellent Family Home
- Off Road Parking
- Utility Room
- Converted Bar/Second Reception







### Entrance Vestibule

Entrance Vestibule, laminate flooring, UPVC door.

### Hallway

13' 1" x 5' 10" (4.00m x 1.77m)

Leading to lounge and kitchen, laminate flooring.  
Radiator.

### Lounge

12' 11" x 9' 9" (3.94m x 2.97m)

UPVC double glazed walk in bay window to the front elevation, gas fire with marble fireplace, radiator.

### Kitchen/Diner

20' 10" x 10' 10" (6.36m x 3.29m)

Kitchen/Diner fitted with a matching range of base and wall units, integrated double oven and four ring gas hob, space for fridge freezer, plumbing for washing machine. UPVC double glazed walk in bay window to the side elevation, radiator.

### Utility Room/Lean To

10' 7" x 6' 0" (3.23m x 1.84m)

Lean to- space for dryer, leading onto bar area.  
Access to rear garden.

### Bar/Second Reception

16' 8" x 8' 5" (5.07m x 2.57m)

Bar area to the rear, UPVC double glazed window to the side elevation, storage heater.

### Bedroom 1

12' 11" x 10' 9" (3.94m x 3.28m)

UPVC double glazed walk in bay window to the front elevation, radiator.

### Bedroom 2

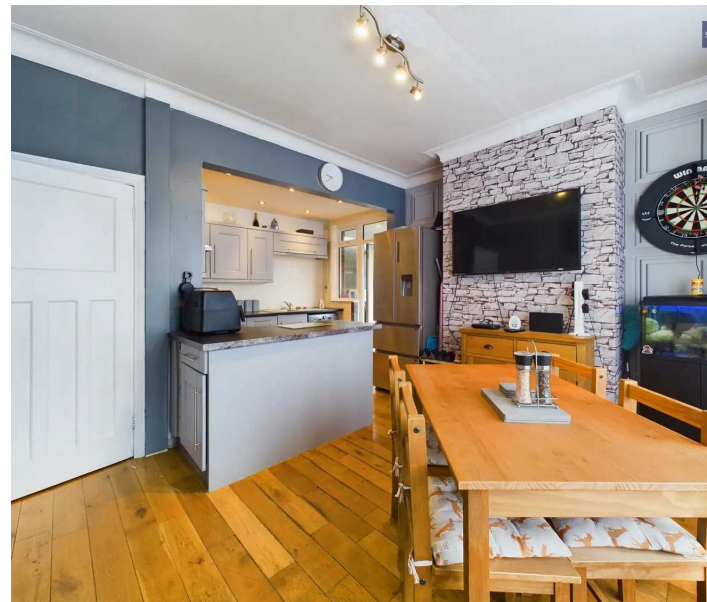
11' 9" x 10' 7" (3.57m x 3.23m)

UPVC double glazed walk in bay window to the side elevation, fitted wardrobes, radiator.

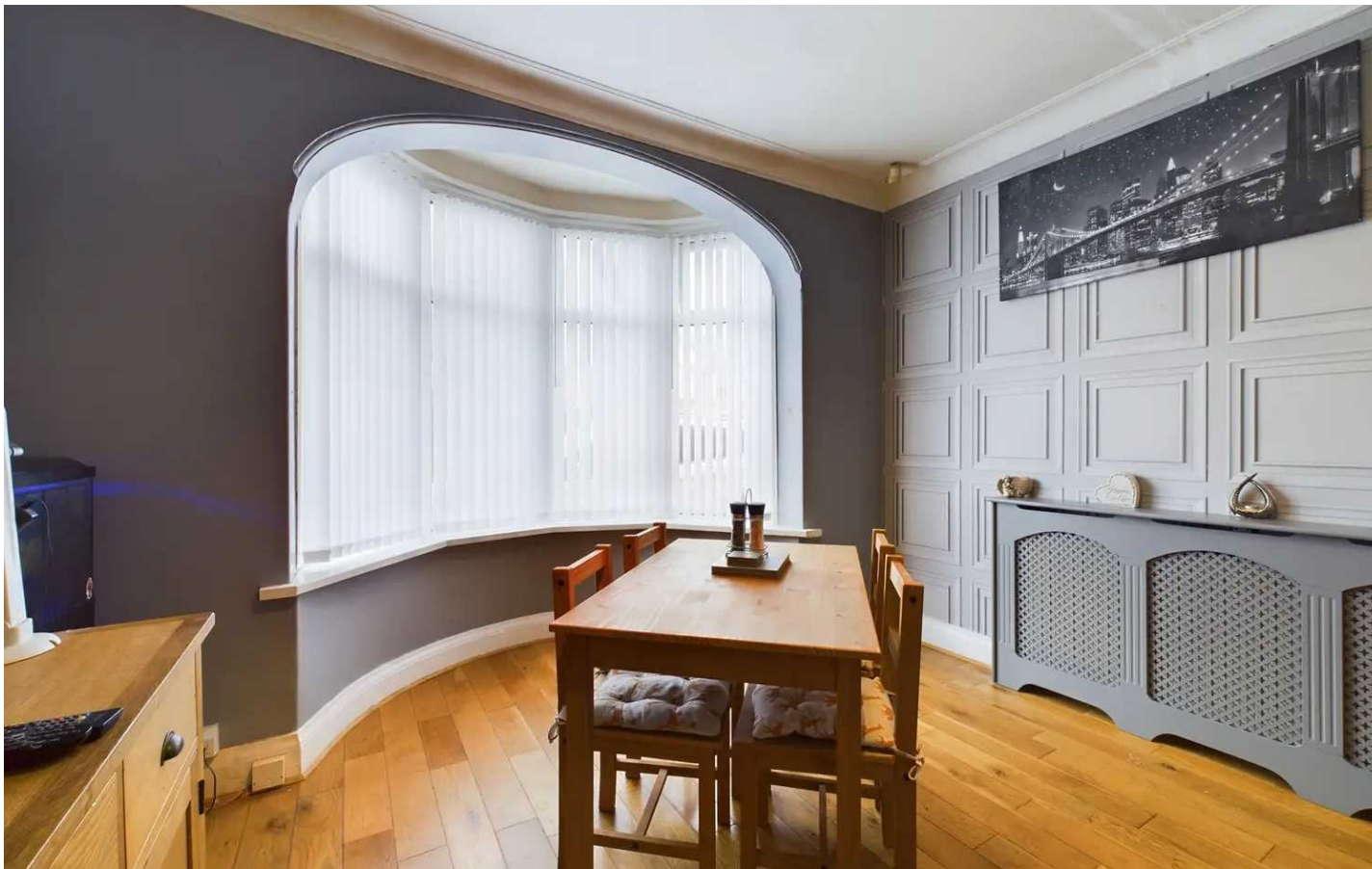
### Bedroom 3

9' 3" x 5' 10" (2.81m x 1.78m)

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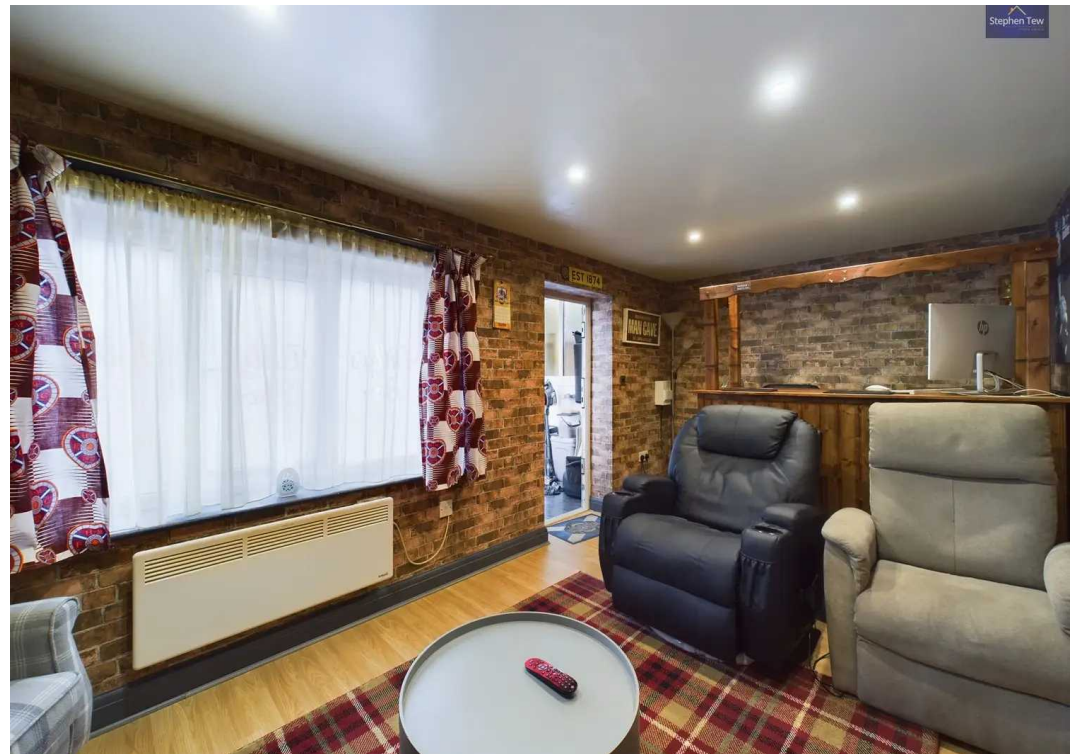
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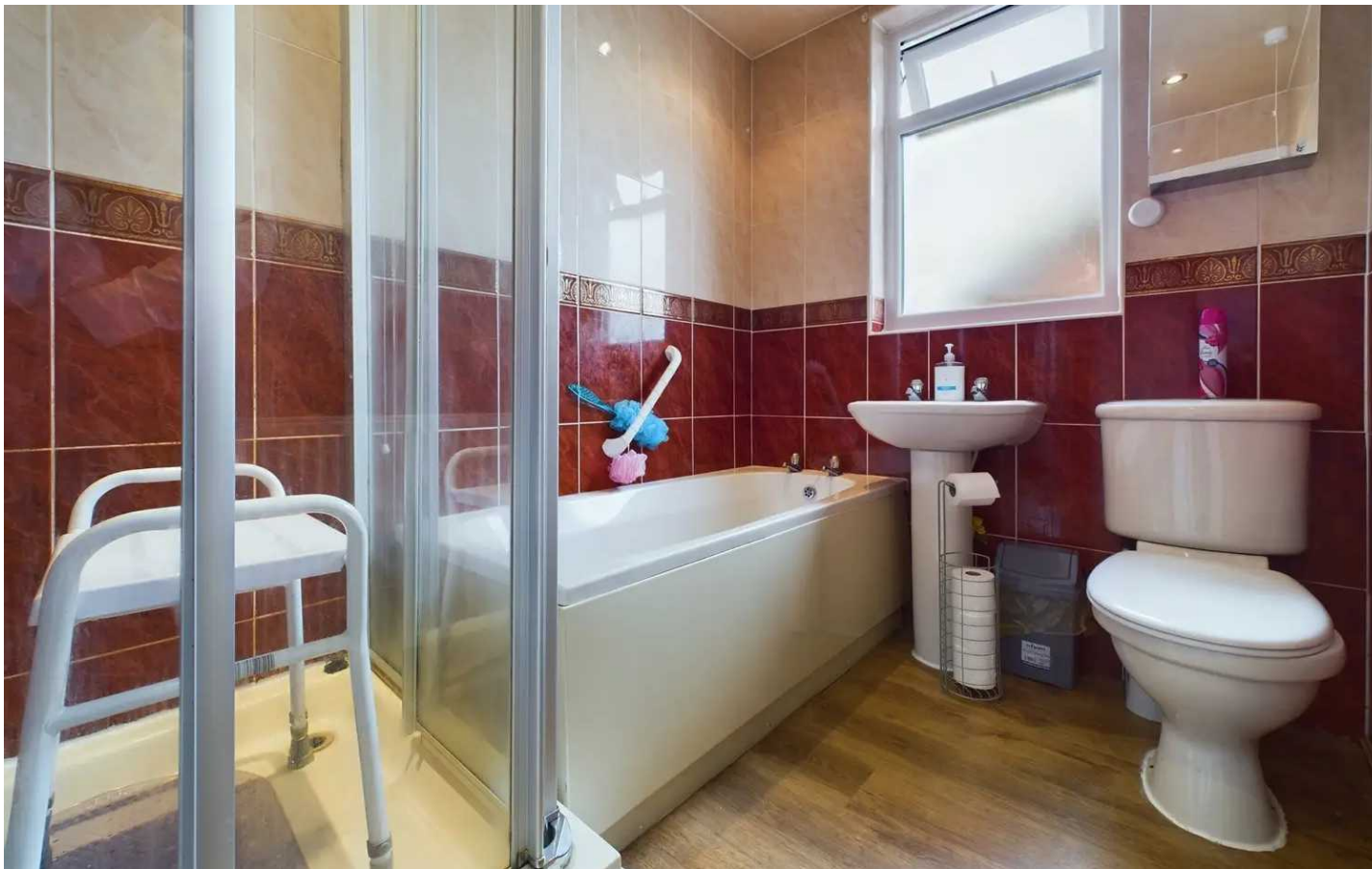
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### REAR GARDEN

Low maintenance enclosed rear garden, decking area with paving and potential extra off road parking. Gated access to driveway.

### FRONT GARDEN

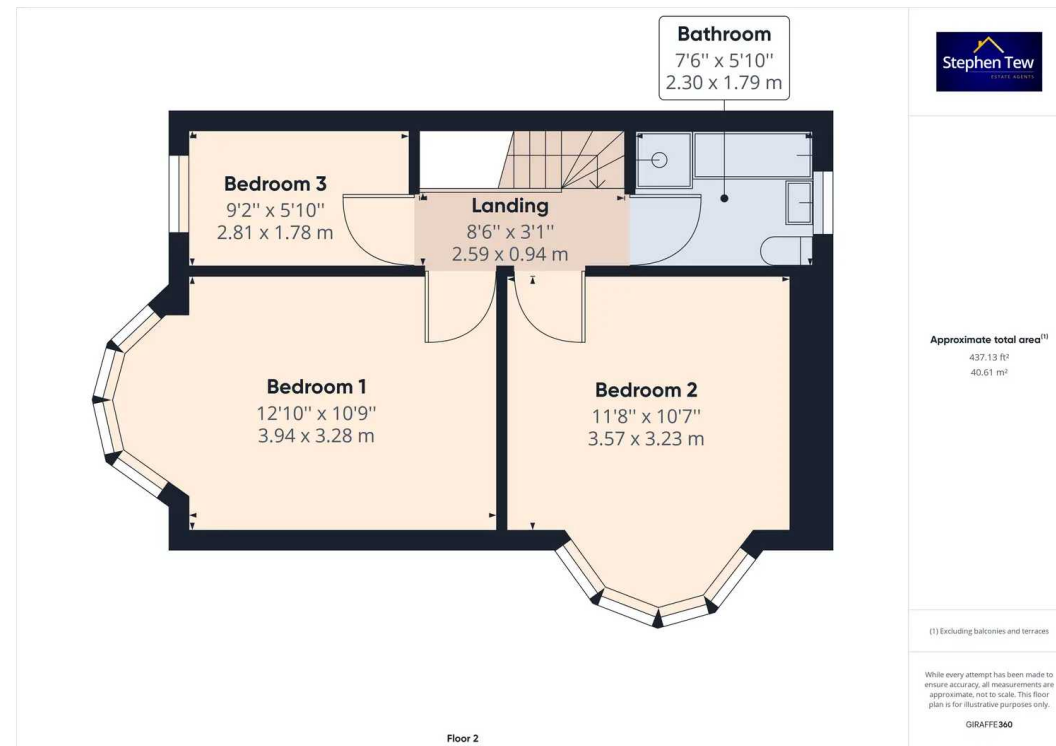
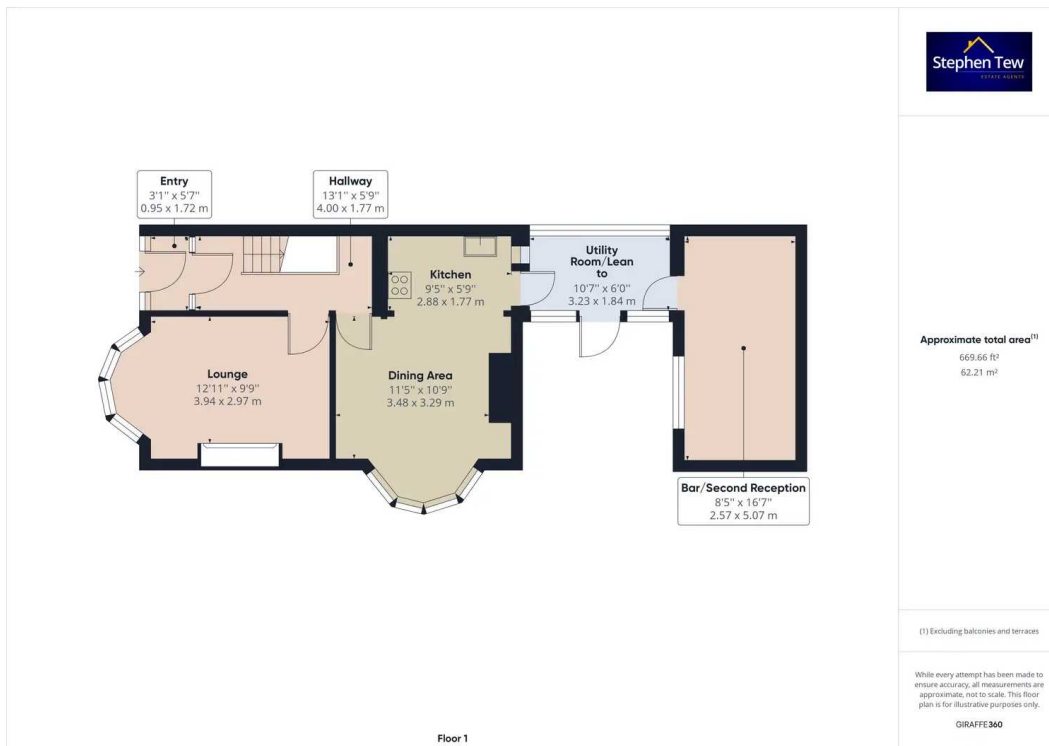
Low Maintenance front garden.

### OFF ROAD

3 Parking Spaces

Driveway providing Ample off road parking.









## Stephen Tew Estate Agents

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