



# 72 Sandgate

Blackpool, Blackpool

This 3 bedroom mid-terraced property is an ideal first-time buy, situated in a sought-after location. With no onward chain, this is an excellent opportunity for those looking to step onto the property ladder.

Upon entering, you are welcomed into a bright and spacious hallway, leading to two inviting reception rooms. The front reception room boasts ample natural light and provides a versatile space for relaxing or entertaining guests. The rear reception room, offers a comfortable setting for family gatherings.

The kitchen, conveniently adjacent to the second reception room, benefits from leading to a utility room and a downstairs WC. This practical layout ensures ease of use and functionality for every-day living. With its contemporary design and ample storage space, the kitchen is perfect for aspiring cooks and provides an inviting atmosphere for preparing meals.

Moving outdoors, the property boasts a low maintenance gravel front garden adorned with a range of beautiful shrubs. The paved rear garden offers a private and non-overlooked environment, ideal for al fresco dining or simply unwinding in the sunshine. Access to the detached garage can be found from the rear garden, providing secure parking or additional storage space. Gated access to the rear ensures added security and convenience.

The detached garage is equipped with light and power, catering to all your practical needs. Whether it's a workshop for hobbies or simply a place to store your vehicles, this valuable addition to the property offers endless possibilities.

Overall, this property presents an exceptional opportunity for first-time buyers seeking a comfortable and well-maintained home. With its appealing features, sought-after location, and convenient access to local amenities, this property is sure to attract a range of interested parties. Don't miss out on the chance to make this house your own - contact us today to arrange a viewing.

Disclaimer- Please note this property is being sold by a member of staff at Stephen Tew Estate Agents

Council Tax band: B

Tenure: Freehold





### **Hallway**

14' 6" x 5' 4" (4.41m x 1.63m)

Leading to lounge, dining room and kitchen, under stairs storage .

### **Lounge**

13' 11" x 10' 11" (4.23m x 3.33m)

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

### **Dining Room**

12' 6" x 10' 11" (3.81m x 3.32m)

Dining Room to the rear, radiator.

### **Kitchen**

9' 6" x 5' 4" (2.90m x 1.62m)

Fitted with a matching range of modern gloss white base and wall units, integrated oven and four ring gas hob, radiator. Leading onto utility room.

### **Utility Room**

10' 11" x 5' 6" (3.34m x 1.68m)

UPVC double glazed window to the rear elevation, plumbing for washing machine and dryer, space for fridge freezer, additional storage, leading to downstairs WC, radiator.

### **Wc**

5' 6" x 2' 4" (1.68m x 0.70m)

Downstairs WC.

### **Landing**

Landing leading to bedrooms and bathroom.

### **Bedroom 1**

12' 6" x 9' 1" (3.81m x 2.77m)

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

### **Bedroom 2**

11' 5" x 9' 1" (3.49m x 2.76m)

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





### **Hallway**

14' 6" x 5' 4" (4.41m x 1.63m)

Leading to lounge, dining room and kitchen, under stairs storage .

### **Lounge**

13' 11" x 10' 11" (4.23m x 3.33m)

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

### **Dining Room**

12' 6" x 10' 11" (3.81m x 3.32m)

Dining Room to the rear, radiator.

### **Kitchen**

9' 6" x 5' 4" (2.90m x 1.62m)

Fitted with a matching range of modern gloss white base and wall units, integrated oven and four ring gas hob, radiator. Leading onto utility room.

### **Utility Room**

10' 11" x 5' 6" (3.34m x 1.68m)

UPVC double glazed window to the rear elevation, plumbing for washing machine and dryer, space for fridge freezer, additional storage, leading to downstairs WC, radiator.

### **Wc**

5' 6" x 2' 4" (1.68m x 0.70m)

Downstairs WC.

### **Landing**

Landing leading to bedrooms and bathroom.

### **Bedroom 1**

12' 6" x 9' 1" (3.81m x 2.77m)

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

### **Bedroom 2**

11' 5" x 9' 1" (3.49m x 2.76m)

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







#### FRONT GARDEN

Low maintenance gravel front garden with a range of shrubs.

#### REAR GARDEN

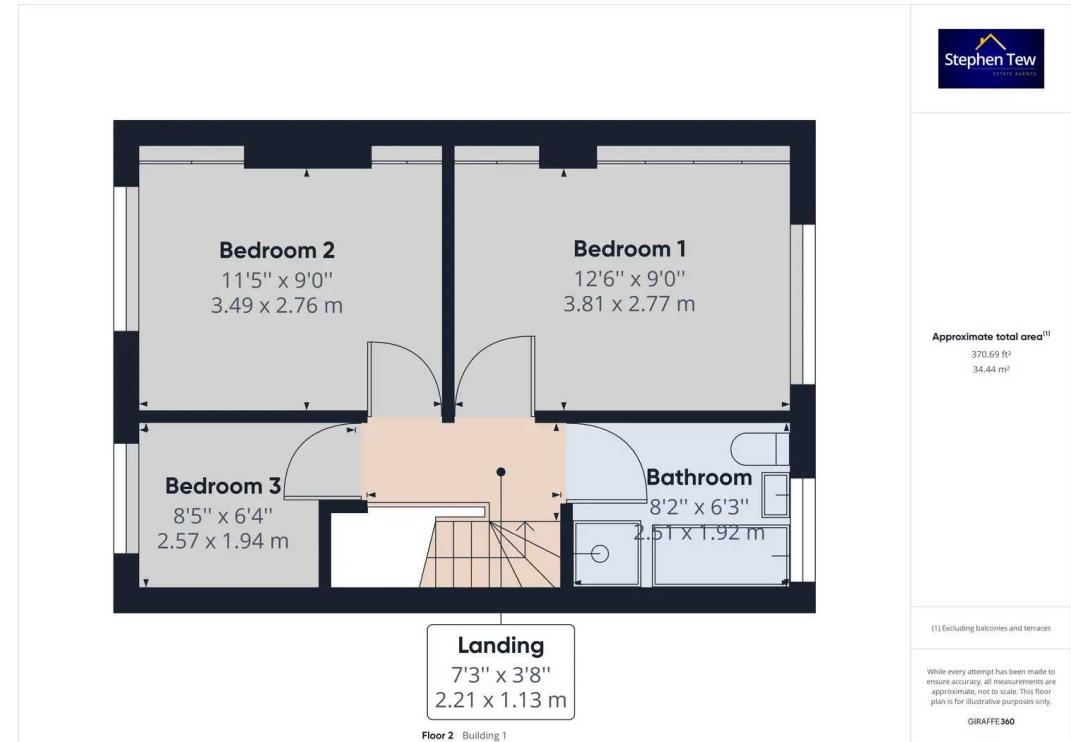
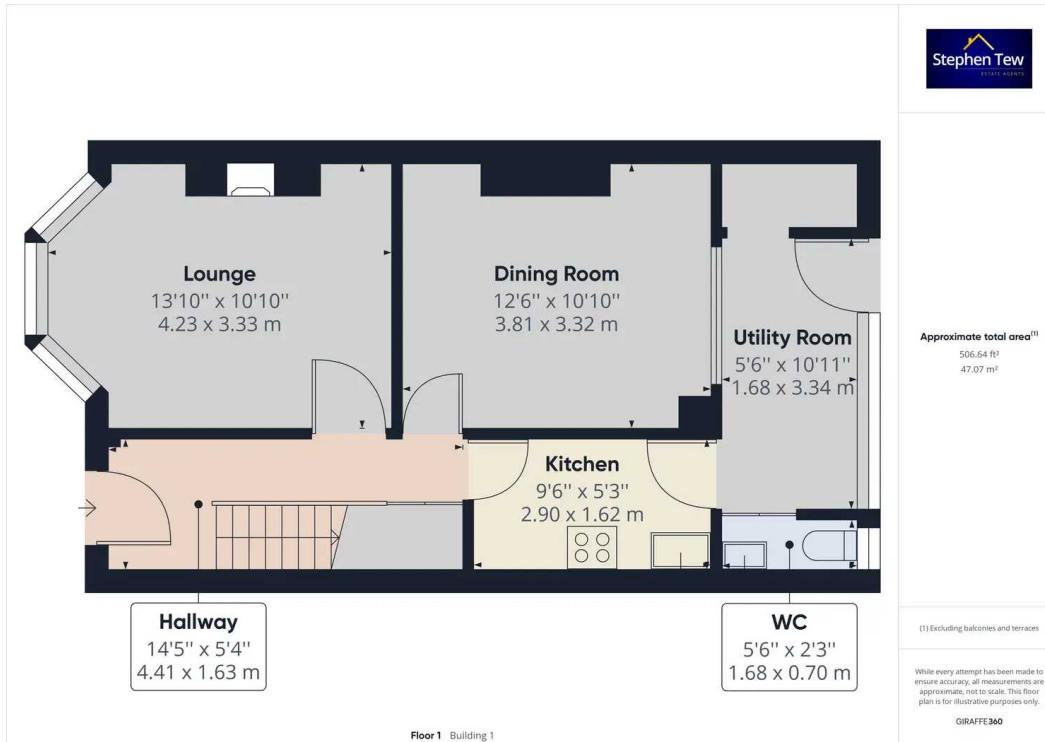
Low maintenance non-overlooked enclosed paved rear garden, access to detached garage, gated access to rear.

#### GARAGE

Single Garage

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

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

