



109 St. Martins Road, Blackpool
Blackpool

Offers Over **£190,000**

109 St. Martins Road

Blackpool, South Shore

Nestled in a sought after location, this enchanting 3 bedroom semi-detached house offers the ultimate combination of elegance and practicality. Perfectly positioned, this home sits just a stone's throw away from a wealth of amenities, making it the ideal choice for those seeking both convenience and tranquillity.

Superior upgrades include but are not limited to - upgraded electrics, plumbing and boiler, alarm and security system. garden room with bar area.

Stepping inside, you will be greeted by a thoughtfully designed layout that effortlessly blends spaciousness, style, and functionality. The ground floor boasts two generous reception rooms, providing ample space for entertaining guests or enjoying quiet moments of relaxation. Externally a utility area adds further practicality and convenience. The property also features a well-appointed garage and a sun room, offering versatile extensions to this delightful home.

Beyond the walls of this inviting abode lies a beautifully maintained rear garden, beckoning you to step outside and embrace the tranquillity of nature. Immaculately manicured, this outdoor haven offers the perfect setting for hosting summer barbeques or simply unwinding after a long day. A decking area provides an idyllic spot for alfresco dining and entertaining, while granting easy access to the detached garage and sun room. As an added bonus, a driveway is provided, ensuring a stress-free experience when it comes to off-road parking.

The detached garage itself is a haven for car enthusiasts or those in search of additional storage space. Equipped with an up-and-over electric door, it effortlessly combines functionality with modern convenience. With light and power connected, this garage is the perfect sanctuary for those who appreciate quality craftsmanship and attention to detail.

In summary, this elegant 3 bedroom semi-detached house presents an exceptional opportunity to own a home that boasts both style and practicality. With its sought after location, close proximity to amenities, and a wealth of indoor and outdoor spaces, this property is the epitome of modern living. Whether you are a growing family or a discerning individual, this exquisite home





Hallway

12' 6" x 6' 5" (3.80m x 1.95m)

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

Lounge

14' 5" x 11' 11" (4.39m x 3.63m)

UPVC double glazed character walk in bay window to the front elevation, wall mounted gas fire, radiator.

Kitchen

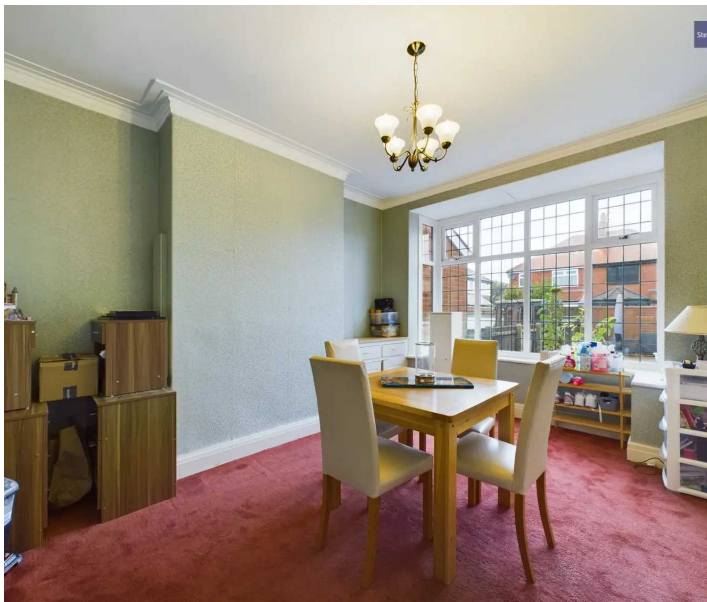
9' 2" x 7' 3" (2.80m x 2.21m)

Fitted with a matching range of gloss white base and wall units integrated double oven and four ring gas hob, space for fridge freezer, plumbing for dishwasher, window to the side elevation, door to the side elevation providing access to the driveway.

Dining Room

14' 2" x 10' 11" (4.33m x 3.34m)

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





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

Landing

Landing leading to bedrooms and bathroom, UPVC double glazed stained glass window to the side elevation.



Bedroom 1

14' 6" x 9' 1" (4.41m x 2.77m)

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

Bedroom 2

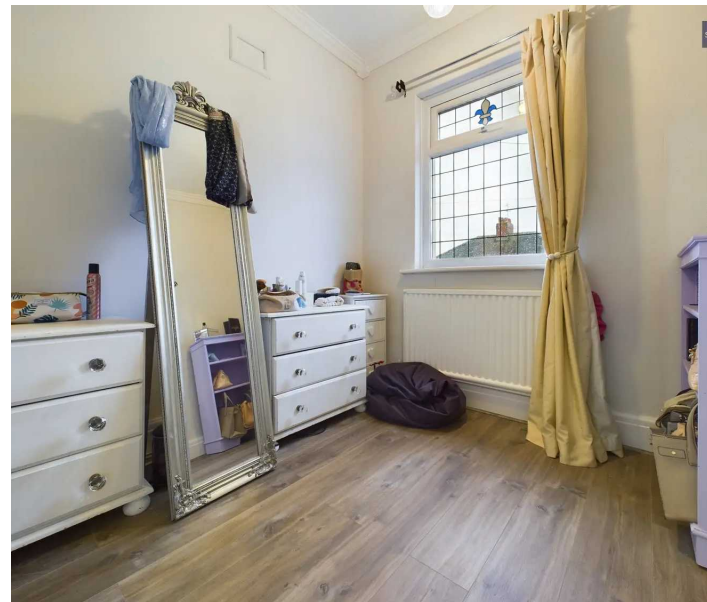
12' 8" x 11' 0" (3.85m x 3.36m)

UPVC double glazed window to the rear elevation, radiator.

Bedroom 3

8' 3" x 7' 4" (2.51m x 2.24m)

UPVC double glazed window to the front elevation, radiator.



Bathroom

9' 4" x 7' 4" (2.84m x 2.23m)





FRONT GARDEN

REAR GARDEN

Well maintained rear garden, decking area to the area, access to detached garage and sun room.

OFF ROAD

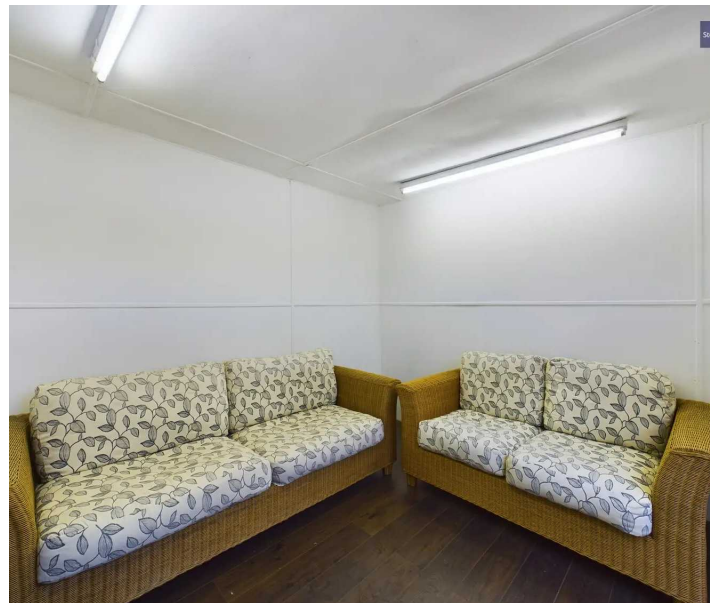
2 Parking Spaces

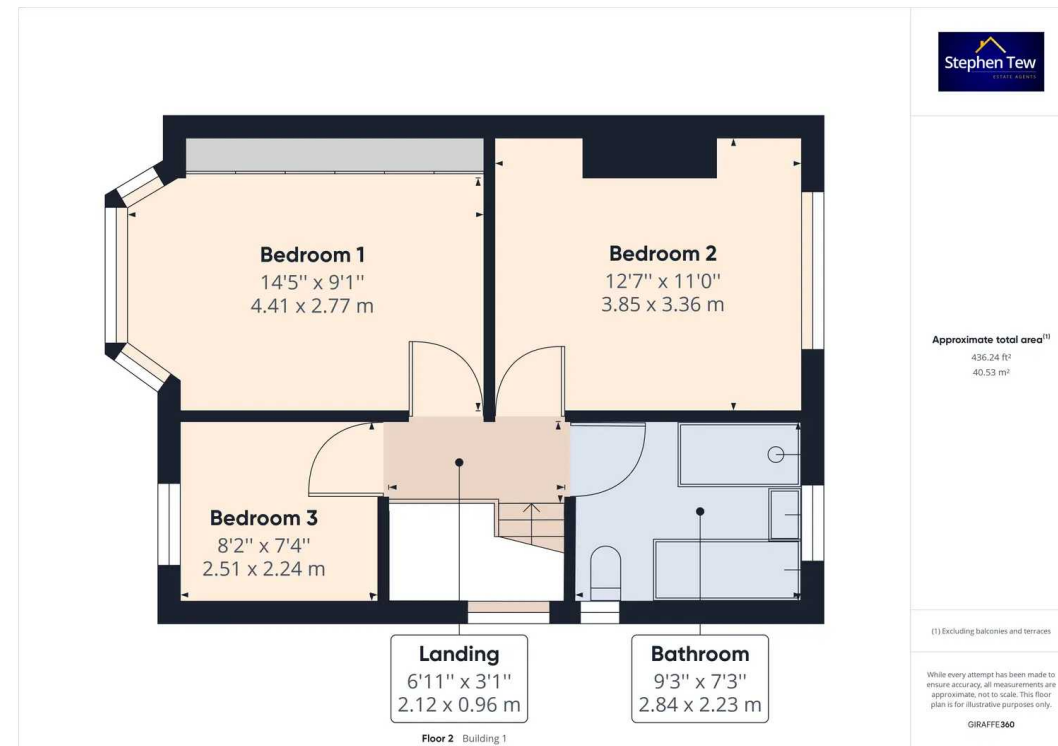
Driveway providing off road parking.

GARAGE

Single Garage

Detached garage with up-and over electric door, light and power connected.







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