



**D M Barbers, Abbey Road**

Blackpool

Offers Over £150,000

# D M Barbers

## Abbey Road, Blackpool

This 3-bedroom property offers a unique opportunity for those seeking both a commercial space and a private living quarters. The property boasts a well-maintained commercial unit on the ground floor, perfect for various business ventures. The living quarters feature a comfortable and inviting layout, with three bedrooms and ample living space.

The property also offers a private enclosed garden, an ideal retreat for relaxation and outdoor activities. The garden is easily accessible from the living quarters and is complemented by a convenient garage that provides not only storage options but also electric, power, and water supply. Additionally, residents will benefit from convenient off-road parking, ensuring easy access to their vehicles at all times. A shared driveway adds to the practicality and convenience of this exceptional property.

Council Tax band: A

Tenure: Freehold

- Commercial unit with private living quarters
- Private enclosed garden
- Off road parking





#### Commercial Unit

14' 8" x 16' 10" (4.46m x 5.12m)

Commercial unit currently operating as a Barbers.

Window to the front elevation and uPVC door, WC with wash basin.

#### Wc

4' 4" x 5' 0" (1.31m x 1.53m)





## Residential accomodation

### Lounge

12' 9" x 17' 2" (3.88m x 5.23m)

UPVC double glazed window to the side elevation, radiator and staircase leading to the first floor. Internal door leading onto access the commercial unit.

### Kitchen

8' 3" x 14' 10" (2.51m x 4.51m)

Matching range of base and wall units with fitted worktops, integrated oven and four ring gas hob, plumbing for washing machine. Radiator and uPVC double glazed window and door to the rear elevation.

### Landing

8' 8" x 5' 10" (2.65m x 1.79m)

### Bedroom 1

11' 5" x 10' 4" (3.49m x 3.15m)

UPVC double glazed window to the front elevation, radiator.

### Bedroom 2

12' 11" x 11' 2" (3.93m x 3.41m)

UPVC double glazed window to the rear elevation, radiator.

### Bedroom 3

7' 1" x 6' 8" (2.16m x 2.04m)

UPVC double glazed window to the front elevation, radiator.

### Bathroom

8' 4" x 5' 11" (2.53m x 1.80m)

Three piece suite bathroom comprising of low flush WC, wash basin and panelled bath with overhead shower attachment. UPVC double glazed opaque window to the rear elevation and radiator. Access to storage cupboard.







## REAR GARDEN

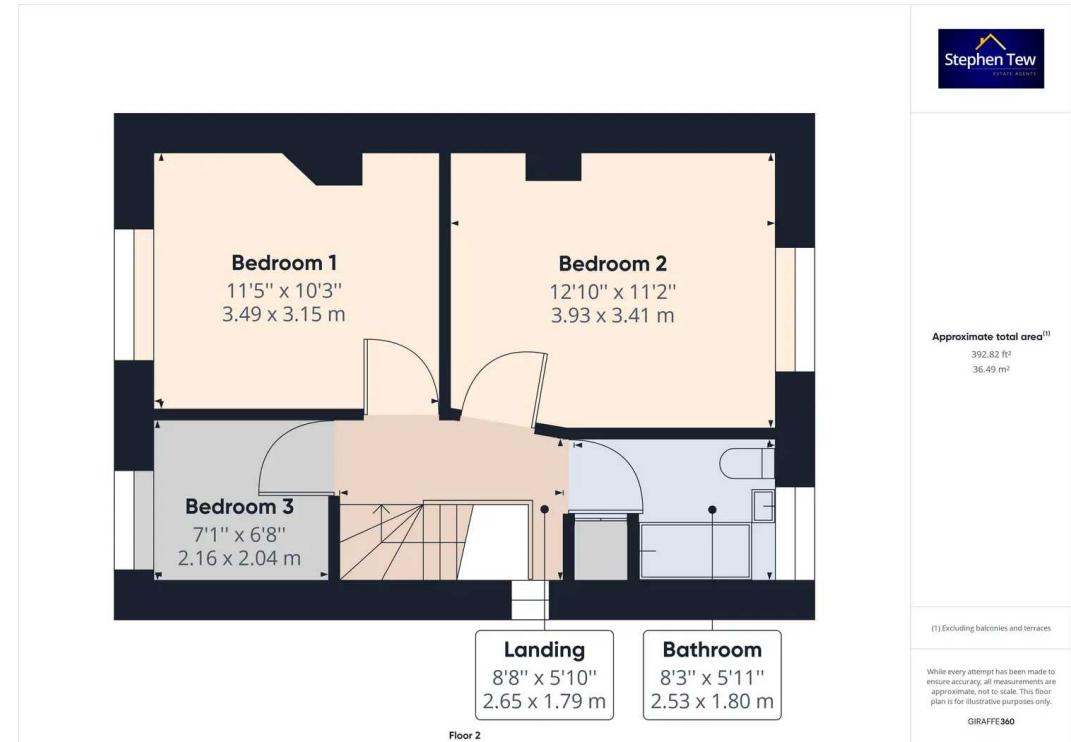
East facing enclosed private garden to the rear with access to the garage with electric, power and water supply. Shared driveway.

## OFF ROAD

### 2 Parking Spaces

Off road parking available to the front of the property.







## Stephen Tew Estate Agents

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