



**75 Abbotsford Road, Blackpool**

Blackpool

Offers Over **£130,000**

# 75 Abbotsford Road

Blackpool, Blackpool

This superb 3-bedroom semi-detached house is just waiting for you to make it yours. With its trendy open plan lounge diner, you'll have plenty of space to show off your impeccable decorating skills. Whether you're hosting a swanky dinner party or just kicking back on the couch, this versatile space is perfect for whatever vibe you're feeling. Plus, there's an attached garage for all your storage needs, so say goodbye to clutter and hello to organisation.

Now let's talk about the outside space. Imagine yourself sipping a cup of tea on your very own patio, basking in the warm sun and soaking up the tranquillity of your private backyard.

The icing on the cake is the location being close to Stanley park and Blackpool Victoria Hospital.

Council Tax band: A

Tenure: Freehold

- Garage
- Open plan Lounge/Diner





### Hallway

11' 5" x 5' 11" (3.47m x 1.80m)

Entrance hall leading to lounge, kitchen and first floor landing.

### Lounge / Diner

28' 1" x 10' 0" (8.56m x 3.04m)

Open plan lounge / Diner with windows front and rear.

### Kitchen

11' 1" x 6' 2" (3.37m x 1.87m)

Integrated Fridge / Freezer, gas hob electric oven. Combination boiler in cupboard, 3 years old.





### Bedroom 1

14' 6" x 9' 9" (4.42m x 2.97m)

Master bedroom to the front with bay window.

### Bedroom 2

13' 11" x 9' 11" (4.25m x 3.01m)

Second bedroom to the rear with box window

### Bedroom 3

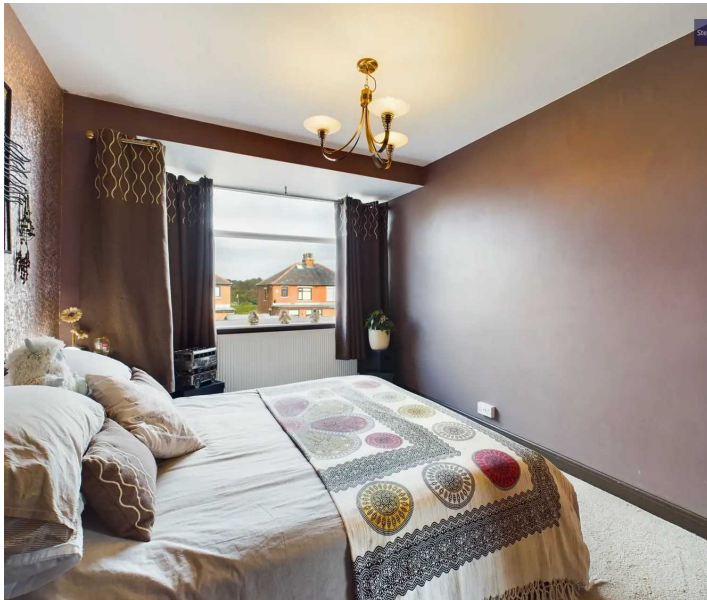
7' 1" x 6' 3" (2.15m x 1.91m)

Third bedroom to the front.

### Bathroom

7' 1" x 6' 2" (2.15m x 1.87m)

Family bathroom with 3 piece suite.





### **FRONT GARDEN**

South facing front garden.

### **REAR GARDEN**

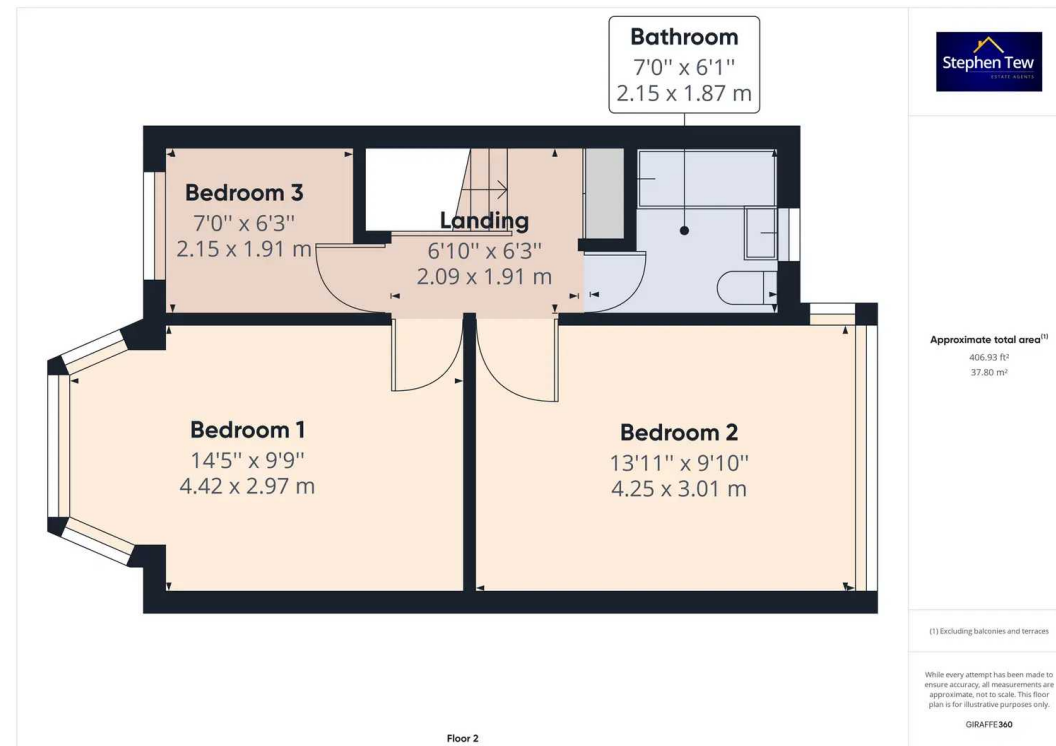
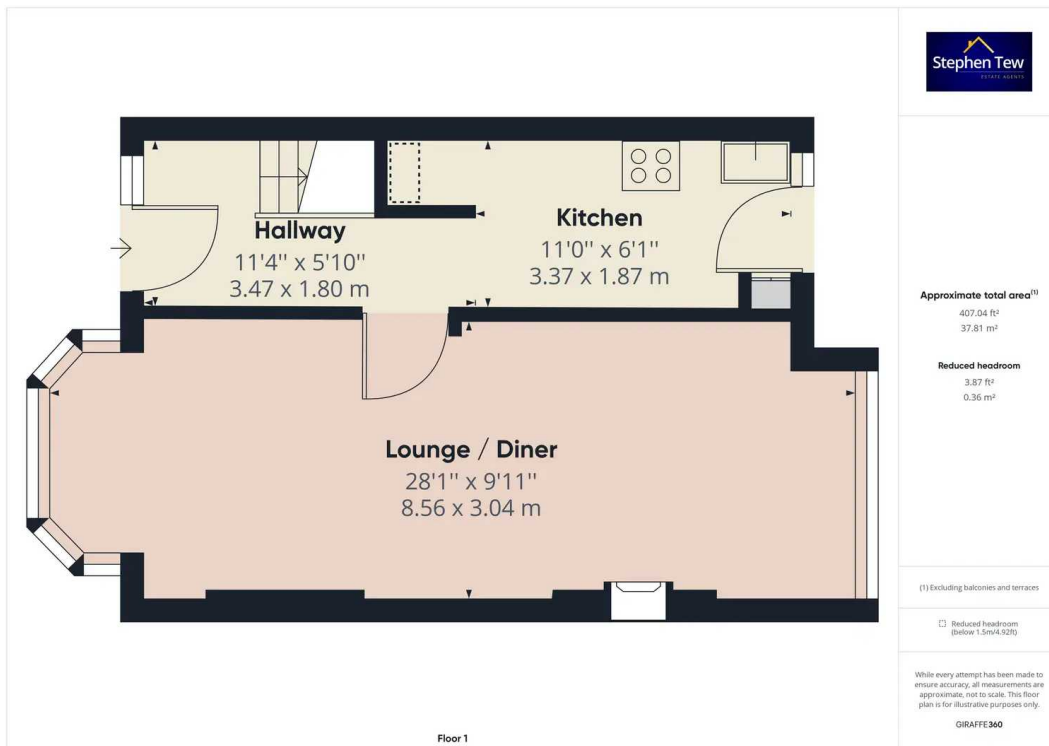
North facing rear garden with access to the side of the property

### **GARAGE**

Single Garage

Garage to the rear of the property with access from the side of the house.







## Stephen Tew Estate Agents

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