



Stephen Tew
ESTATE AGENTS
FOR SALE
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Colchester Road, Blackpool

Offers Over **£140,000**

Colchester Road

Blackpool

This 3 bedroom semi-detached house is an ideal opportunity for those looking for a family home. With no chain, it offers a hassle-free buying experience for the lucky new owner. Situated in close proximity to the picturesque Stanley Park, this house offers the perfect combination of tranquillity and convenience.

The interior of this property boasts two spacious reception rooms, providing ample space for entertaining family and friends. The conservatory adds an extra touch of charm and offers wonderful potential for relaxation with its views of the garden. Moreover, the inclusion of a summer house provides a versatile space that can be utilised as a home office, gym or simply a peaceful retreat.

Outside, the property features a gravelled area with a tarmac driveway to the front, ensuring convenient off-road parking. The enclosed rear garden provides privacy with wooden decking and a paved area on the lower level, this inviting outdoor space is ideal for hosting summer gatherings or enjoying a peaceful afternoon. The wooden summer house with decking, power and light is the crowning jewel, providing endless possibilities to create a truly bespoke area to suit your needs.

Council Tax band: B

Tenure: Freehold

- No Chain
- Close Proximity to Stanley Park
- 2 Reception Rooms
- Conservatory
- Summer House
- Off Road Parking





Hallway

12' 2" x 5' 3" (3.72m x 1.60m)

Access to under stairs storage cupboard, radiator.

Lounge

14' 2" x 10' 10" (4.31m x 3.30m)

UPVC double glazed leaded bay window to the front elevation, radiator, marble fireplace, cornice style ceiling, laminated flooring and double doors opening up to the dining room.

Dining Room

14' 2" x 10' 9" (4.32m x 3.28m)

Leading off from the Lounge. Laminate flooring, radiator, cornice style ceiling. Door leading to the kitchen and uPVC double glazed leaded patio doors leading onto the conservatory.





Kitchen

11' 3" x 5' 3" (3.43m x 1.61m)

Matching range of base and wall units with fitted worktops, extractor hood for cooker, plumbing for washing machine, stainless steel sink with draining board and mixer tap. UPVC double glazed window to the rear elevation.

Conservatory

8' 8" x 8' 2" (2.65m x 2.48m)

Leading off from the dining room. UPVC double glazed windows and door leading to access the garden. Radiator and laminate flooring.





Landing

8' 1" x 3' 1" (2.47m x 0.94m)

Bedroom 1

14' 2" x 10' 2" (4.31m x 3.09m)

UPVC double glazed leaded bay window to the front elevation, radiator and fitted wardrobes.

Bedroom 2

14' 3" x 10' 1" (4.35m x 3.08m)

UPVC double glazed leaded window to the rear elevation, radiator.

Bedroom 3

7' 10" x 6' 1" (2.40m x 1.86m)

UPVC double glazed leaded window to the front elevation, radiator, fitted wardrobes and chest of drawers.

Bathroom

7' 2" x 6' 0" (2.18m x 1.84m)

Three piece suite comprising of low flush WC, wash basin and walk in shower cubicle. Storage cupboards, uPVC double glazed opaque window to the rear elevation and radiator.





FRONT GARDEN

Gravelled area with tarmac driveway to the front.

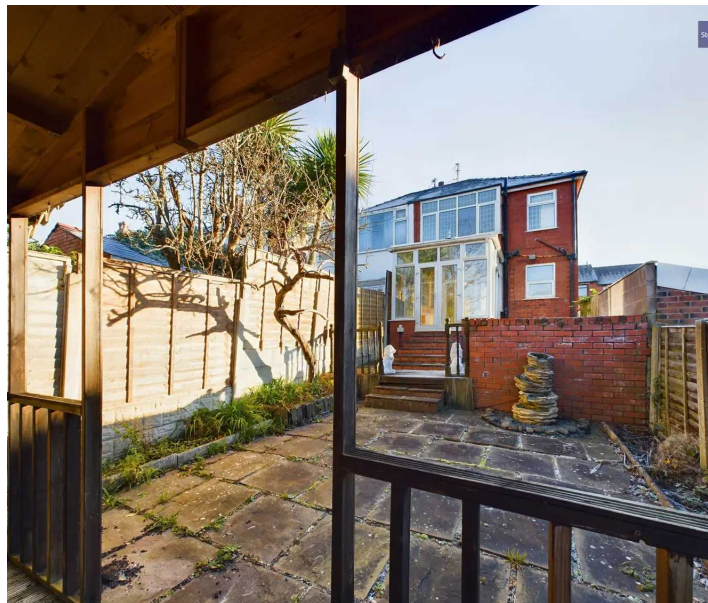
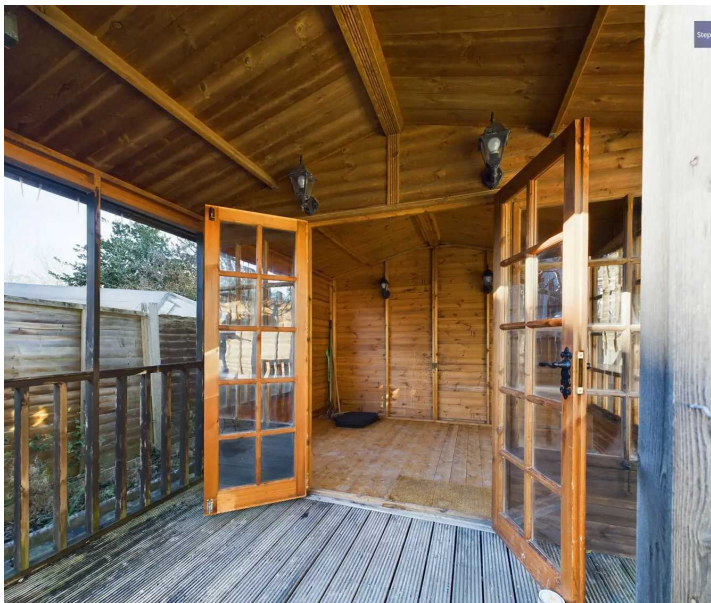
REAR GARDEN

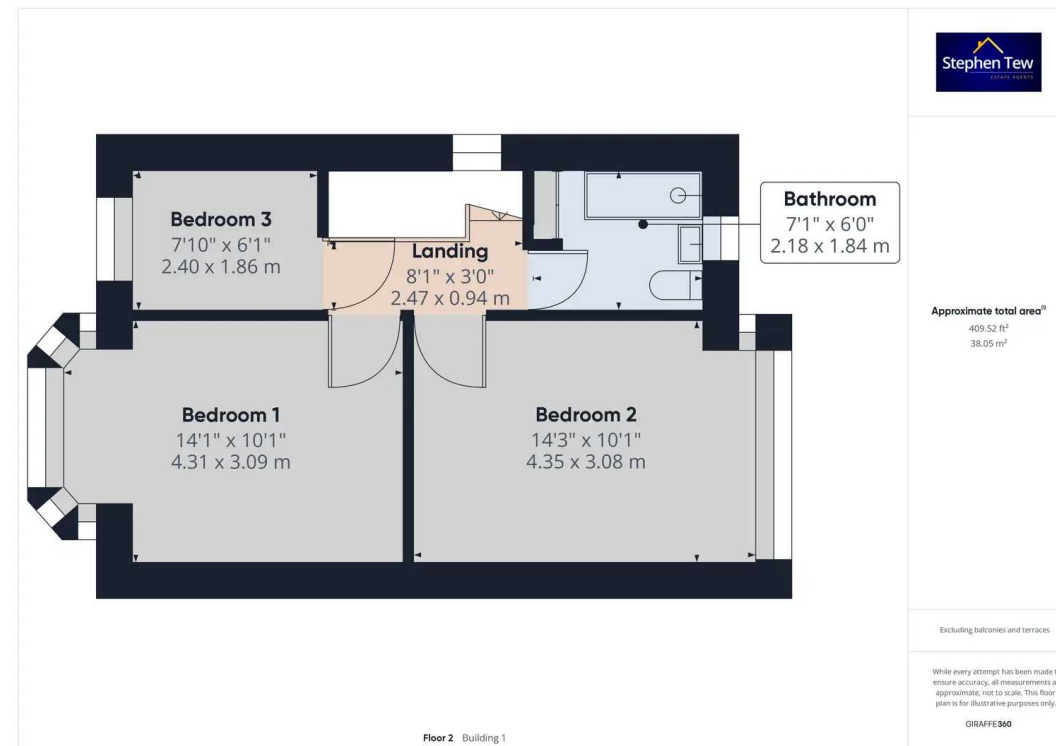
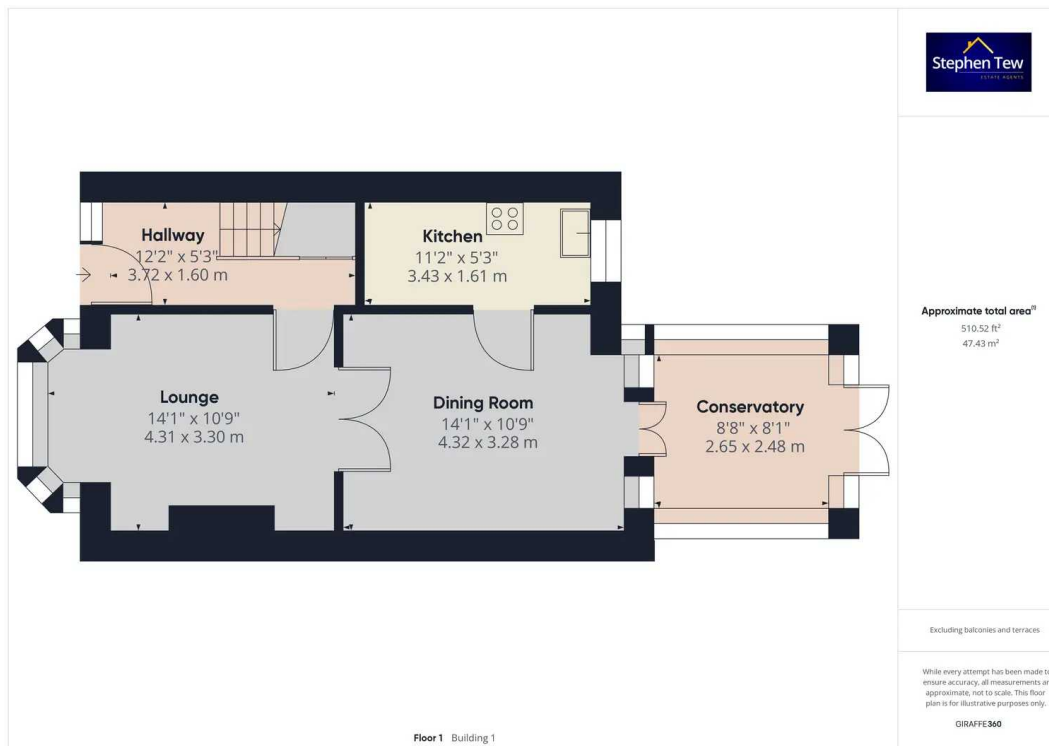
Enclosed garden to the rear with wooden decking and paved area to the lower level. Wooden summer house with decking, power and light.

OFF ROAD

1 Parking Space

Off road parking to the front.







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