



**Abbotsford Road, Blackpool**

**Offers Over £135,000**

# Abbotsford Road

## Blackpool

This 4 bedroom mid-terraced property offers an exceptional opportunity for those seeking a family home or as an investment. In need of modernisation throughout and located in a sought-after location close to the scenic Stanley Park, with the additional bonus of being sold with no chain, this is an opportunity not to be missed.

Inside, the property features two spacious reception rooms, offering ample space for relaxation and entertaining. The conservatory provides a tranquil space flooded with natural light. The kitchen is appointed with integrated appliances and provides a seamless flow throughout the ground floor. Upstairs, there are four well-proportioned bedrooms, offering versatile accommodation for families or those needing additional space.

Externally, this property offers off-road parking to the front, ensuring ease and convenience for residents. The enclosed garden to the rear is a peaceful sanctuary complete with a laid-to-lawn grass area and a wooden decking area, ideal for outdoor dining and entertaining. A brick shed provides additional storage for all your gardening tools and equipment.

With its spacious interiors, charming garden, and off-road parking viewing is a must to appreciate the accommodation this property has to offer. Don't miss out on the chance to make this your dream home.

Council Tax band: B

Tenure: Freehold

- No Chain
- Close Proximity to Stanley Park
- 2 Reception Rooms
- Conservatory
- Off Road Parking
- Loft Conversion





### Hallway

11' 7" x 5' 5" (3.54m x 1.65m)

Access to meter cupboard and under stairs storage cupboard, radiator.

### Lounge

17' 4" x 9' 3" (5.29m x 2.82m)

UPVC double glazed bay window to the front elevation, radiator and brick chimney breast.

### Kitchen

11' 0" x 6' 1" (3.36m x 1.85m)

Matching range of base and wall units with fitted worktops. Integrated oven and electric four ring hob with extractor hood, stainless steel sink with draining board and mixer tap. UPVC double glazed window to the rear elevation and archway opening up to the dining room.

### Dining Room

9' 11" x 9' 6" (3.01m x 2.90m)

Leading off from the kitchen. Tiled floor, radiator. Leading onto the conservatory.

### Conservatory

13' 0" x 13' 7" (3.95m x 4.13m)

Leading off from the dining room. Laminate floor, radiator and uPVC double glazed windows and door to the rear elevation for access to the garden.





### **Landing**

8' 3" x 3' 8" (2.52m x 1.12m)

### **Bedroom 1**

14' 1" x 9' 8" (4.28m x 2.95m)

UPVC double glazed bay window to the front elevation, radiator.

### **Bedroom 2**

13' 6" x 9' 9" (4.12m x 2.96m)

UPVC double glazed window to the rear elevation, radiator.

### **Bedroom 3**

6' 9" x 6' 1" (2.06m x 1.85m)

UPVC double glazed window to the front elevation, radiator.

### **Bathroom**

5' 5" x 6' 1" (1.65m x 1.86m)

Three piece suite comprising of low flush WC, wash basin and panelled bath with shower head attachment. UPVC double glazed opaque window to the rear elevation, radiator and storage cupboards housing the boiler.

### **Bedroom 4**

12' 10" x 13' 0" (3.92m x 3.97m)

Loft conversion. Flush ceiling spotlights, fitted wardrobes and storage cupboards, velux window to the front elevation and uPVC double glazed window to the rear elevation, radiator and access to en-suite.

### **En-suite**

3' 1" x 7' 7" (0.94m x 2.30m)

Three piece suite comprising of low flush WC, feature wash basin and enclosed shower cubicle. UPVC double glazed opaque window to the rear elevation, towel radiator.







#### **FRONT GARDEN**

Off road parking provided to the front.

#### **REAR GARDEN**

Enclosed garden to the rear with laid to lawn grass and wooden decking area. Brick shed for storage.

#### **OFF ROAD**

1 Parking Space

Off road parking to the front.







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