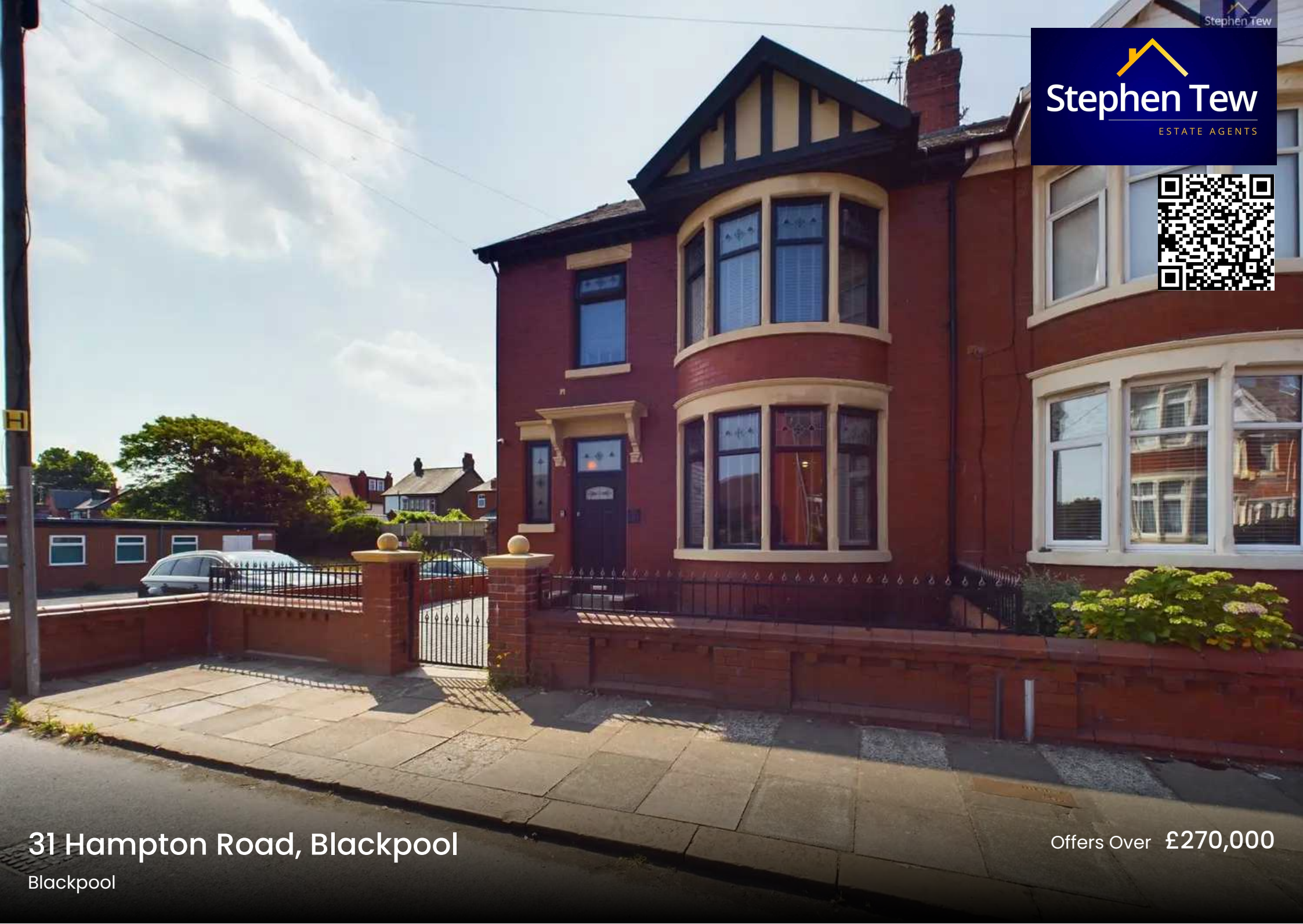




**Stephen Tew**  
ESTATE AGENTS



**31 Hampton Road, Blackpool**  
Blackpool

Offers Over **£270,000**

# 31 Hampton Road

Blackpool, Blackpool

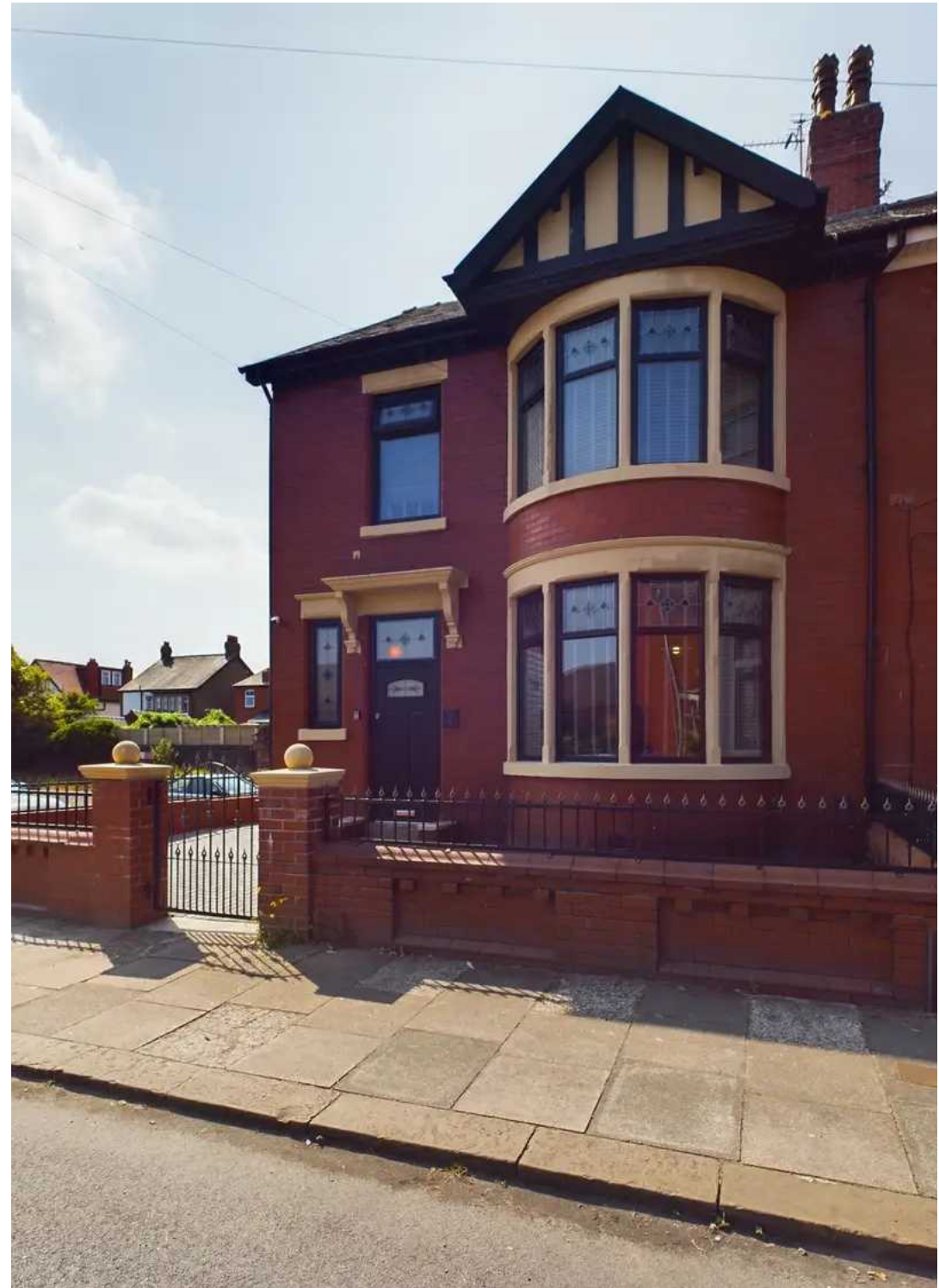
Perfectly designed feature property. This stunning four bedroomed semi detached house is situated on Hampton Road south shore. The property consists of vestibule entrance, entrance hall, lounge, ground floor WC, open plan kitchen diner / living. On the first floor includes; landing, four bedrooms, three-piece family bathroom and separate WC.

The property has had no expense spared and is truly a must see.

Council Tax band: C

Tenure: Freehold

- GF WC
- No chain
- Recently renovated





### **Vestibule**

3' 5" x 7' 8" (1.03m x 2.34m)

Inner Entrance to the property, with feature stain glass window and period tiled flooring, leading to Entrance hall.

### **Entrance hall**

14' 0" x 7' 9" (4.27m x 2.35m)

Hallway leading to lounge, dining room and ground floor WC. With feature stain glass windows and period tile flooring throughout.

### **Lounge**

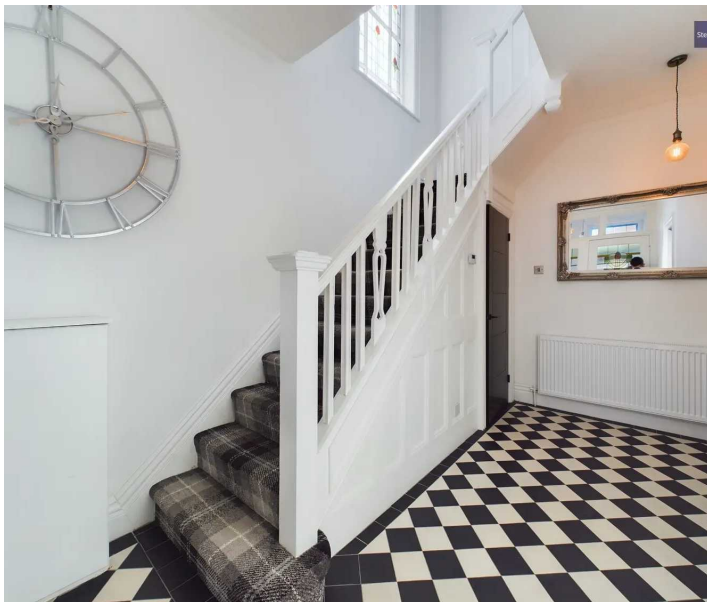
16' 10" x 14' 11" (5.14m x 4.56m)

To the front with UPVC stained double glazed bay window. Log burner sat on slate surround and split tile fireplace. Half Feature panelling around the room.

### **GF WC**

5' 6" x 2' 8" (1.68m x 0.82m)

With floating sink and low-level WC, half tile and uPVC double glazed obscure window to side.



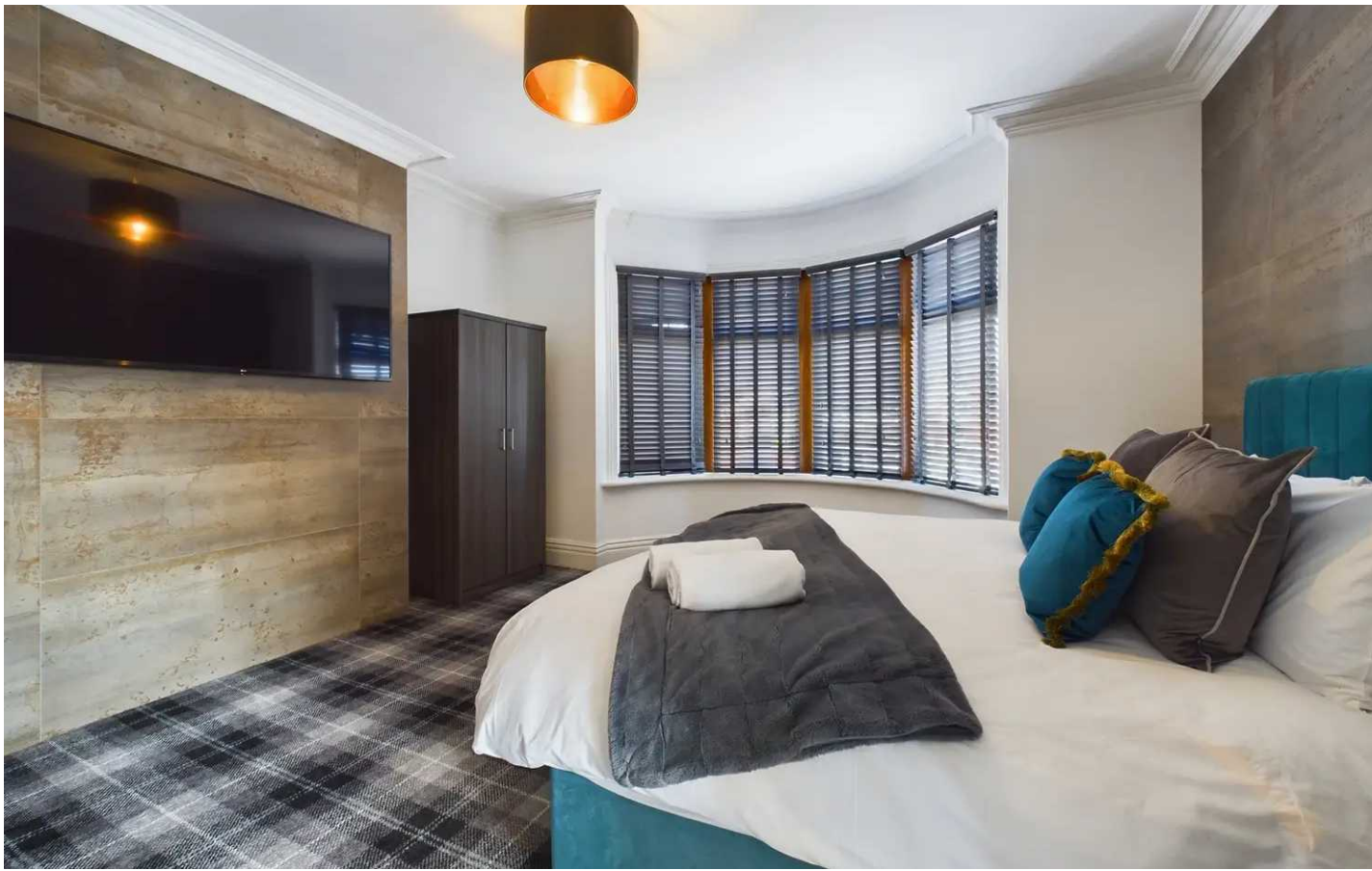


### Kitchen / Diner

27' 9" x 22' 7" (8.47m x 6.89m)

Open plan, kitchen, living / diner. Matching marble effect tiles throughout, dropped floating ceiling with LED lights behind patio doors to garden. Log burning fire with matching split tile surround. Fully fitted kitchen with solid wood worktops, integrated fridge, freezer, dishwasher, gas hob, and double oven.





### **Landing**

11' 1" x 5' 6" (3.39m x 1.67m)

Split landing leading to bedrooms, bathroom and separate WC.

### **Bedroom 1**

16' 8" x 14' 11" (5.09m x 4.55m)

Master bedroom to the front with double glazed bay window. Feature tiled walls and original coving.

### **Bedroom 2**

12' 8" x 12' 5" (3.87m x 3.78m)

Second bedroom to the rear. With feature tiled chimney breast and wall. UPVC double glazed window to rear and original period coving.

### **Bedroom 3**

9' 7" x 9' 12" (2.93m x 3.04m)

Third bedroom to the rear of the property with UPVC double glazed window.

### **Bedroom 4**

9' 9" x 7' 6" (2.98m x 2.28m)

Fourth bedroom to the front of the property with stained UPVC double glazed window.

### **Bathroom**

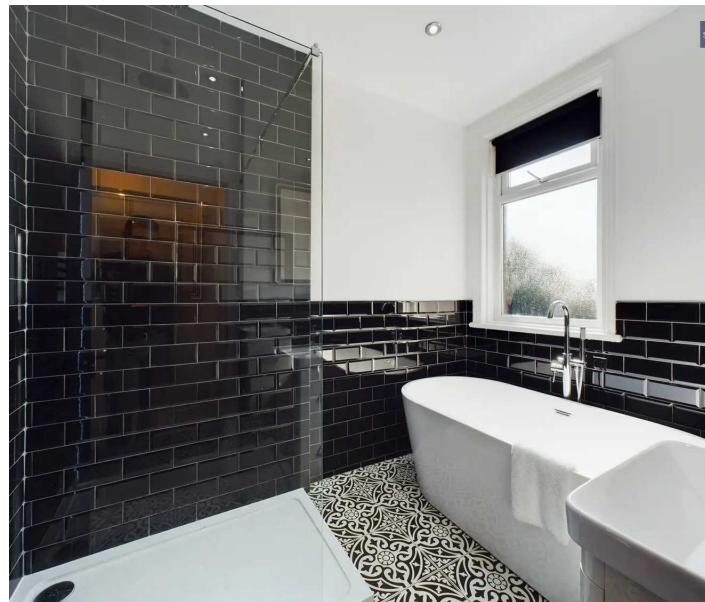
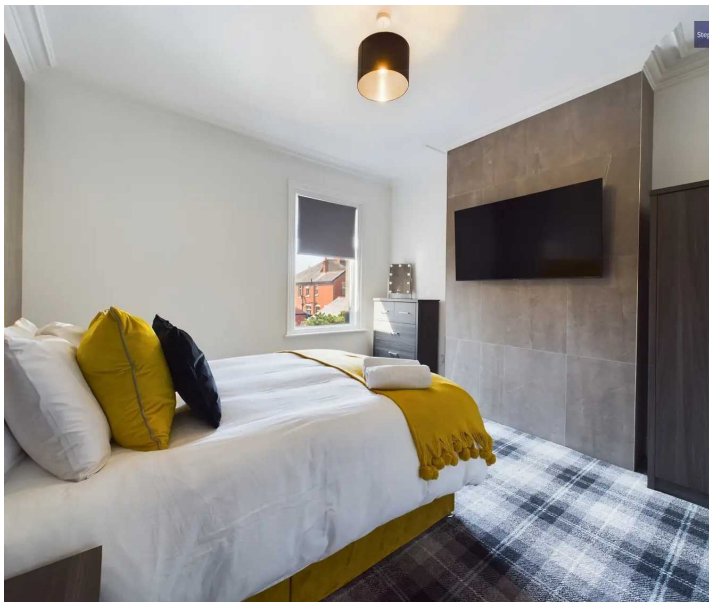
8' 9" x 6' 11" (2.67m x 2.1m)

Stunning period bathroom, with matching three-piece suite. Freestanding bath, walk-in shower and sink with vanity cupboard with mirror above.

### **WC**

2' 11" x 5' 1" (0.89m x 1.56m)

First floor WC with matching tiles as the bathroom with obscure UPVC double glaze window to side.







## REAR GARDEN

To the rear low maintenance south facing enclosed garden with access to the side. Externally powered for hot tub.

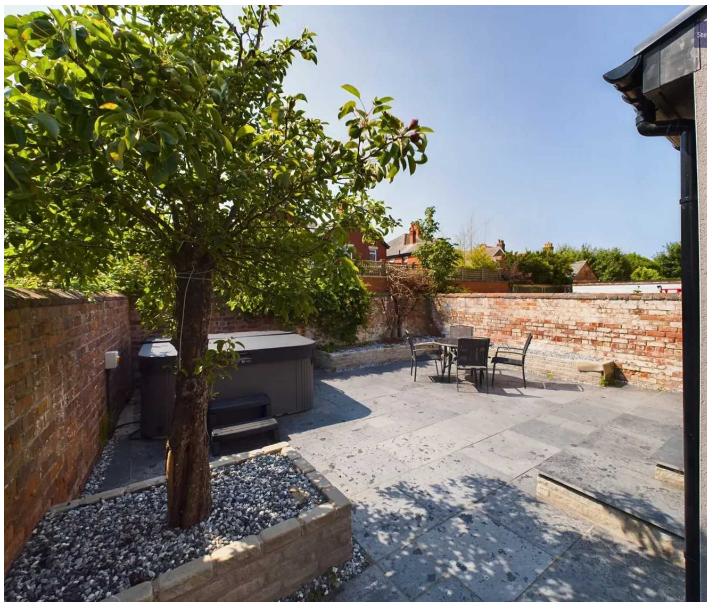
## FRONT GARDEN

Low maintenance, front garden with access the side of the property.

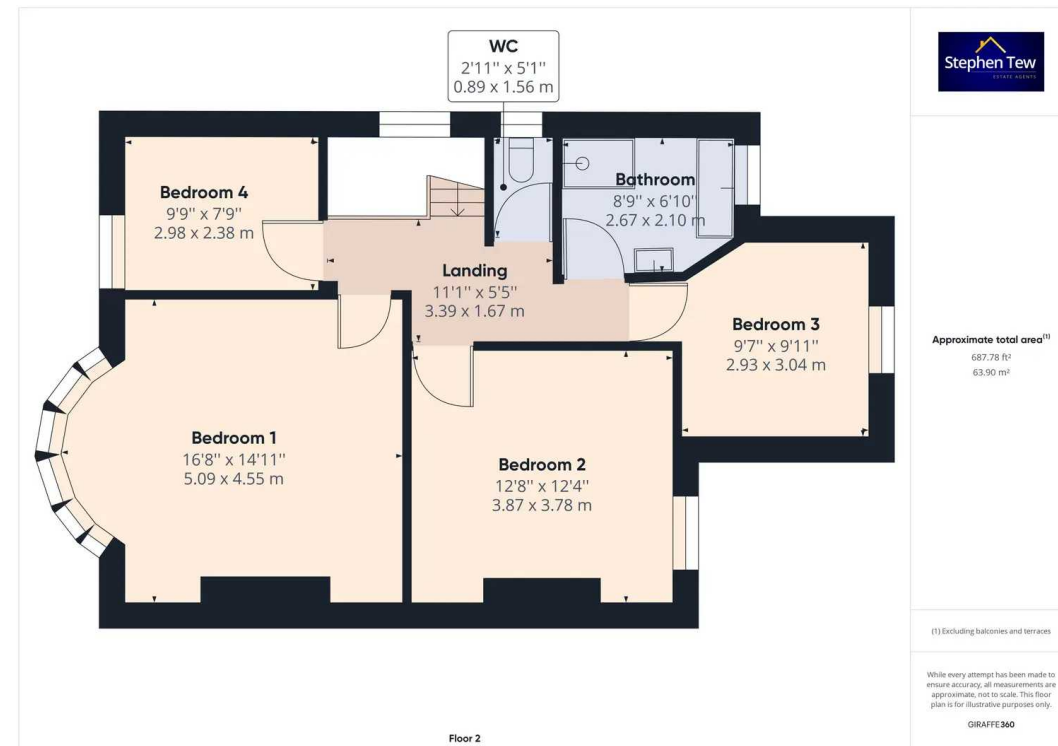
## PERMIT

2 Parking Spaces

On street permit parking



Stephen Tew







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