



Stephen Tew  
**FOR SALE**  
01253 401111

**Cartmell Road, Blackpool**

Offers Over **£110,000**

# Cartmell Road

## Blackpool

This charming mid-terraced property offers a wonderful opportunity for those seeking a comfortable family home. Boasting three spacious bedrooms, spacious lounge and open plan kitchen/diner, this home is ideal for a growing family or those looking for additional space. A fantastic addition to this home is undoubtedly the sunroom, offering a bright and airy space to relax or entertain. The south-facing garden further enhances the appeal of this property, providing a tranquil space to unwind and soak up the sunshine. Additionally, the off-road parking ensures that there is no need to worry about finding a parking space, providing further convenience and peace of mind.

With the added convenience of no chain, the property is ready for a smooth and hassle-free transition.

In summary, this well-presented mid-terraced property offers a comfortable living space, complete with fantastic outside amenities, making it a perfect choice for families or those seeking a peaceful retreat.

Council Tax band: A

Tenure: Freehold

- No Chain
- Sunroom
- South Facing Garden
- Off Road Parking





### **Kitchen/Diner**

11' 3" x 12' 3" (3.44m x 3.73m)

Open plan kitchen/diner. Matching range of base and wall units with fitted worktops, integrated electric oven and induction hob with extractor hood, sink with draining board and mixer tap. Storage cupboards, radiator, meter cupboard, window to the rear elevation, staircase leading to the first floor and door leading onto the sun room.

### **Sunroom**

9' 5" x 12' 10" (2.88m x 3.90m)

Leading off from the kitchen. Wooden floorboards, uPVC double glazed windows and door leading onto the garden, radiator. Access to WC and door providing access to the side of the property.

### **WC**

5' 1" x 3' 1" (1.55m x 0.94m)

Ground floor WC and wash basin.





### Lounge

18' 11" x 12' 0" (5.77m x 3.66m)

UPVC double glazed window to the front elevation, radiator, gas fire with surround and patio doors leading onto the garden.

### Utility Room

11' 9" x 6' 10" (3.57m x 2.09m)

Leading off from the sunroom. Sink with water supply, radiator, uPVC double glazed window and door leading onto access the garden.

### Landing

6' 0" x 11' 0" (1.83m x 3.35m)

Access to loft, radiator, uPVC double glazed window and storage cupboard.

### Bedroom 1

12' 5" x 11' 8" (3.79m x 3.55m)

Window to the rear elevation, radiator, storage cupboard with hanging rails.

### Bedroom 2

10' 4" x 11' 11" (3.16m x 3.64m)

Window to the rear elevation, radiator and storage cupboard, with hanging rails, housing the boiler.

### Bedroom 3

8' 5" x 8' 5" (2.57m x 2.57m)

UPVC double glazed window to the front elevation, radiator.

### Bathroom

6' 1" x 6' 8" (1.85m x 2.04m)

Four piece suite comprising of low flush WC, bidet, wash basin and panelled bath with overhead shower attachment. UPVC double glazed opaque window to the front elevation, radiator.







### FRONT GARDEN

Driveway to the front.

### REAR GARDEN

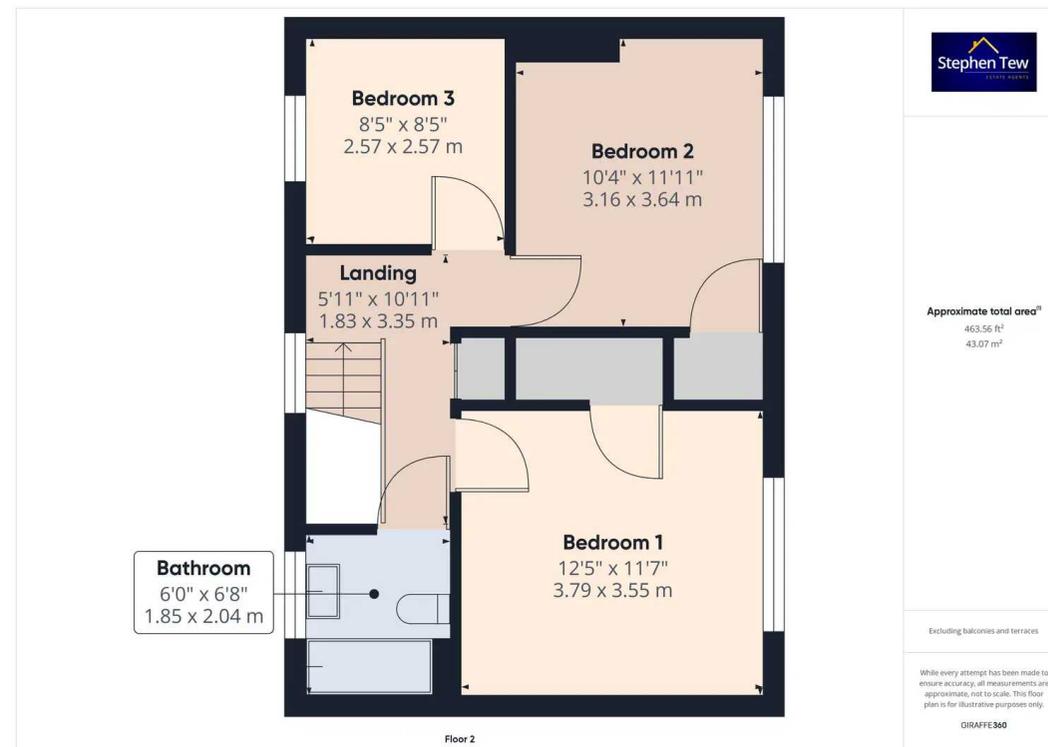
Enclosed South facing low maintenance paved garden to the rear.

### OFF ROAD

2 Parking Spaces

Off road parking for 2 cars to the front of the property.







## Stephen Tew Estate Agents

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