



Abbotsford Road, Blackpool

Offers Over **£140,000**

# Abbotsford Road

## Blackpool

This well presented 3-bedroom mid-terraced property offers a seamless blend of contemporary design and practical living, with the added benefit of no onward chain. The ground floor comprises a welcoming hallway leading to a lounge, a modern open plan kitchen/diner, and a charming conservatory, perfect for entertaining guests or enjoying quiet evenings. The fitted kitchen, renovated in 2021, boasts integrated appliances, a breakfast bar, and ample storage space. Upstairs, there are 3 well-appointed bedrooms, one featuring fitted wardrobes, along with a 3-piece suite family bathroom. A staircase leads to a versatile loft space complete with power, light, and Velux windows, ideal for use as an additional living area or home office.

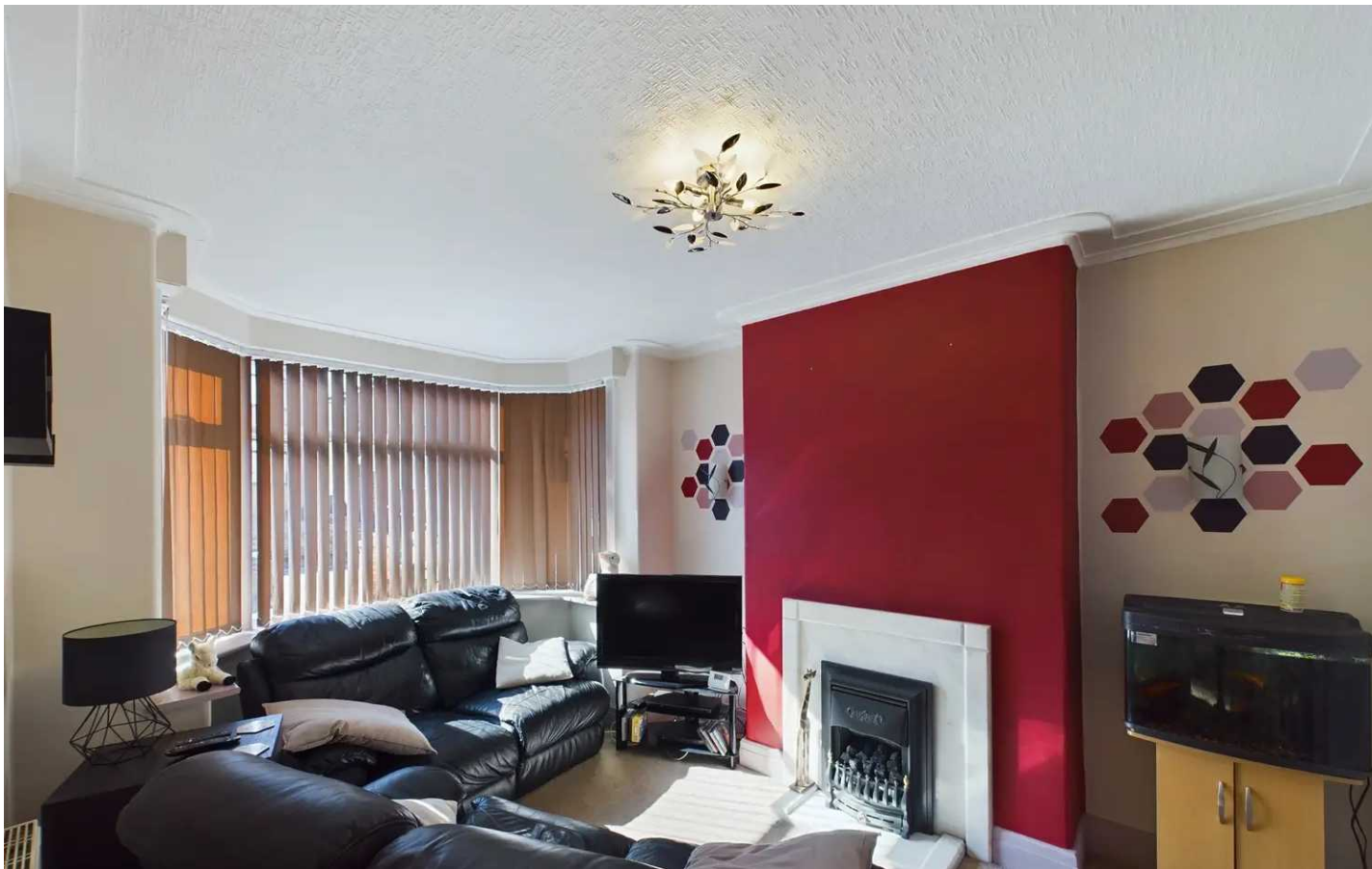
Externally, the property offers a front driveway for convenient parking, while the enclosed low-maintenance flagged garden at the rear is a peaceful oasis with a brick outhouse, wooden shed for storage, and side gate access. Whether you seek a stylish family home or a smart investment opportunity, this property ticks all the boxes, presenting a rare chance to secure a beautiful residence in a sought-after location. Book your viewing today to experience the comfort and convenience this property has to offer.

Council Tax band: A

Tenure: Freehold

- No Onward Chain
- Hallway, Lounge, Open Plan Kitchen/Diner, Conservatory
- Fitted Kitchen Renovated in 2021 with integrated oven and hob, breakfast bar
- Landing, 3 Bedrooms, one with fitted wardrobes, 3 Piece Suite Bathroom, Staircase leading to Loft Space with Power, Light, Velux Windows.
- Off Road Parking, Enclosed Rear Garden with Storage Shed.
- uPVC Double Glazing, Gas Central Heating





**Hallway**  
10' 11" x 5' 11" (3.34m x 1.80m)

**Lounge**  
13' 9" x 8' 11" (4.20m x 2.72m)

**Kitchen/Diner**  
11' 4" x 16' 6" (3.45m x 5.02m)

**Conservatory**  
9' 5" x 8' 3" (2.86m x 2.51m)

**Landing**  
7' 1" x 3' 0" (2.17m x 0.92m)

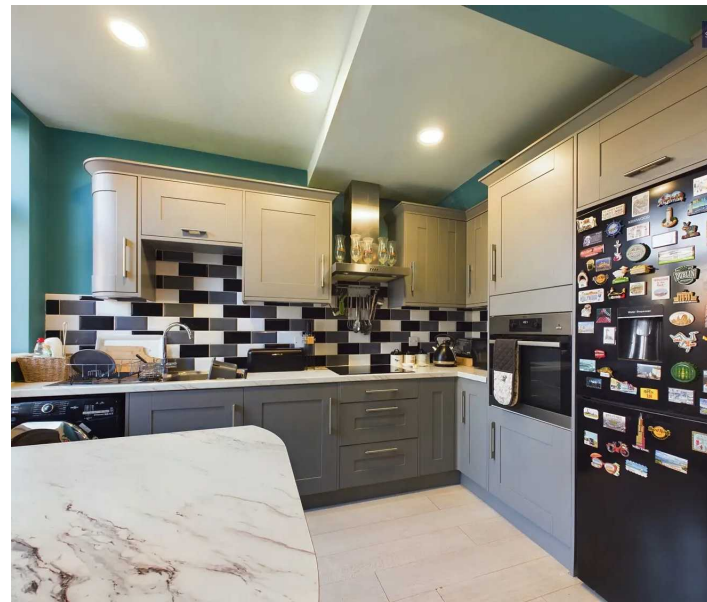
**Bedroom 1**  
10' 10" x 9' 10" (3.30m x 3.00m)

**Bedroom 2**  
13' 10" x 9' 10" (4.22m x 2.99m)

**Bedroom 3**  
6' 8" x 6' 4" (2.03m x 1.92m)

**Bathroom**  
5' 5" x 6' 3" (1.64m x 1.91m)

**Loft Room**  
14' 8" x 15' 4" (4.47m x 4.67m)





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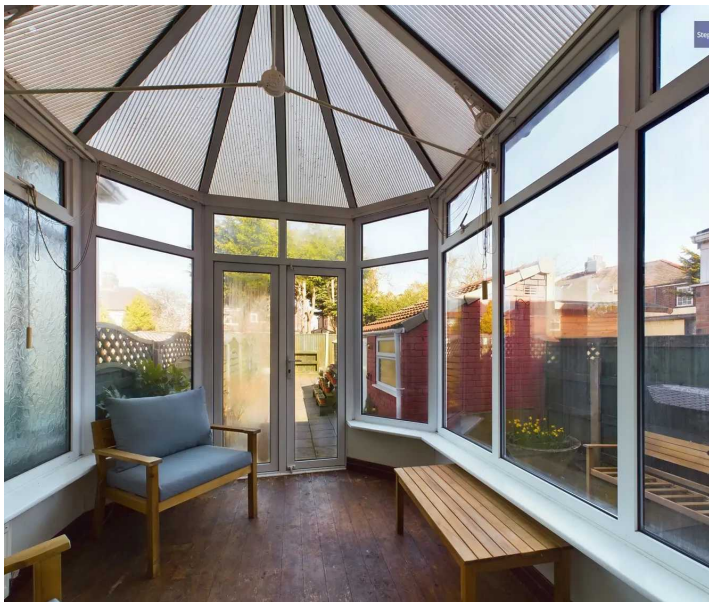
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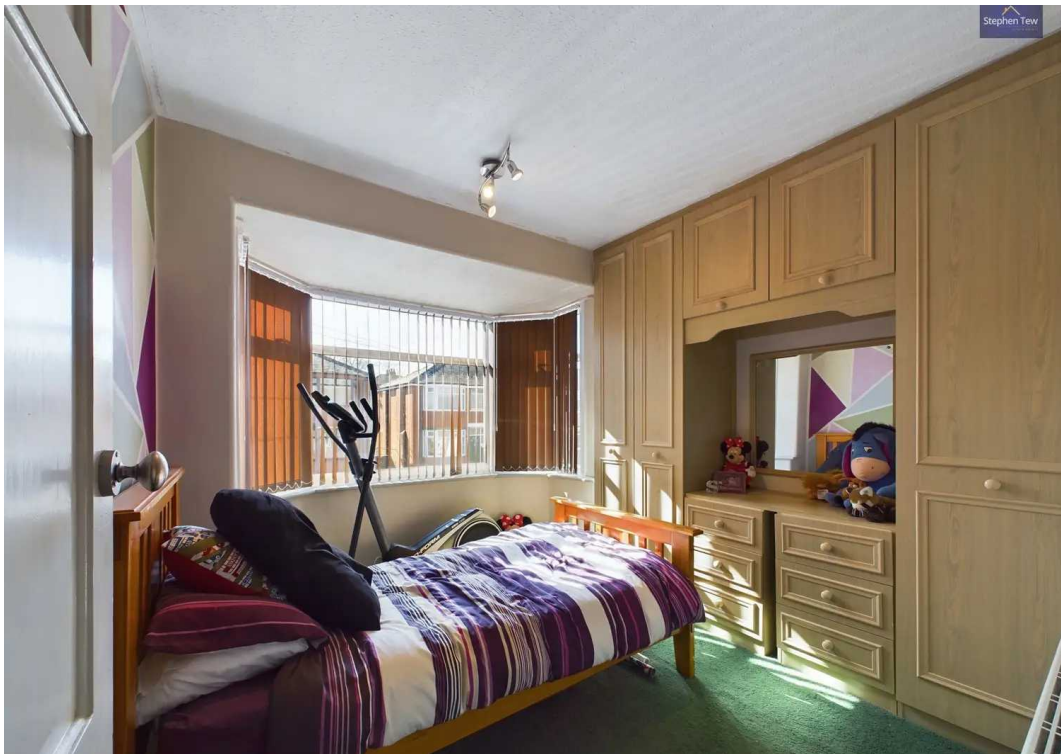
**Bedroom 2**  
13' 10" x 9' 10" (4.22m x 2.99m)

**Bedroom 3**  
6' 8" x 6' 4" (2.03m x 1.92m)

**Bathroom**  
5' 5" x 6' 3" (1.64m x 1.91m)

**Loft Room**  
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#### **FRONT GARDEN**

Driveway to the front.

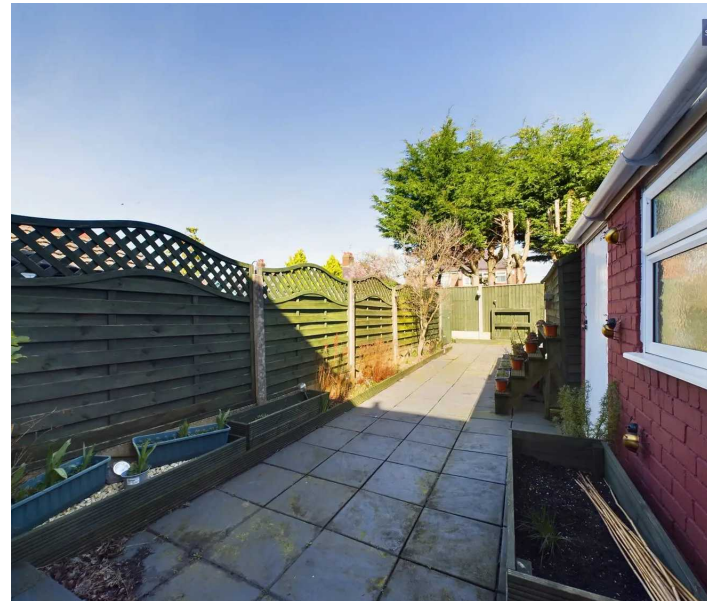
#### **REAR GARDEN**

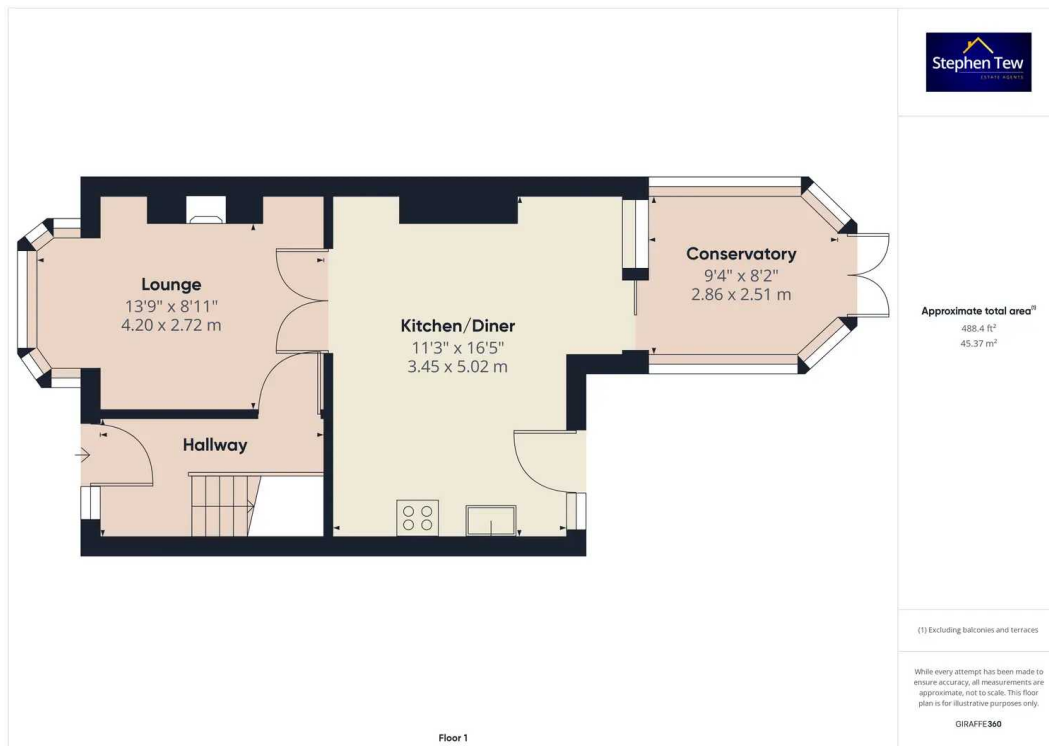
Enclosed low maintenance flagged garden to the rear with brick outhouse, wooden shed for storage and side gate access.

#### **OFF STREET**

1 Parking Space

Driveway to the front.







## Stephen Tew Estate Agents

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