



Common Edge Road, Blackpool

Offers Over £225,000

Common Edge Road

Blackpool

A perfectly positioned 3-bedroom semi-detached house is brought to market, providing a modern lifestyle arrangement. The property consists of a hallway leading to a ground floor WC, a cosy lounge area, and a stunning open plan kitchen/diner. The sleek kitchen boasts integrated appliances including a dishwasher, fridge/freezer, electric oven, hob, and microwave. The spacious open plan living space is the highlight of the ground floor and the bi-folding patio doors seamlessly connect the indoor and outdoor spaces, leading to the well-maintained garden, with a brick outhouse for storage, offering a perfect setting for entertaining or relaxing.

The property offers a practical layout upstairs, featuring a landing area leading to three bedrooms, with two boasting fitted wardrobes. A family bathroom completes the floor with a contemporary 3-piece suite. Moreover, convenience is further enhanced with off-road parking available for two vehicles, making coming home a stress-free experience. This property presents a seamless blend of comfort, style, and functionality, ideal for families or professionals seeking a sophisticated yet practical living space.

Council Tax band: C

Tenure: Leasehold

- Hallway, GF WC, Lounge, Open Plan Kitchen/Diner with bi-folding patio doors opening up to the Garden
- Modern Fitted Kitchen with integrated Dishwasher, Fridge/Freezer, Electric Oven and Hob, Microwave
- Landing, 3 Bedrooms, 2 with Fitted Wardrobes, 3 Piece Suite Family Bathroom
- Off Road Parking for 2 cars



**Hallway**

4' 8" x 3' 7" (1.43m x 1.08m)

WC

4' 9" x 2' 11" (1.45m x 0.88m)

Lounge

14' 8" x 15' 1" (4.47m x 4.61m)

Kitchen/Diner/Living Space

20' 0" x 13' 5" (6.10m x 4.08m)

Landing

11' 9" x 6' 1" (3.59m x 1.86m)

Bedroom 1

11' 0" x 8' 9" (3.36m x 2.67m)

Bedroom 2

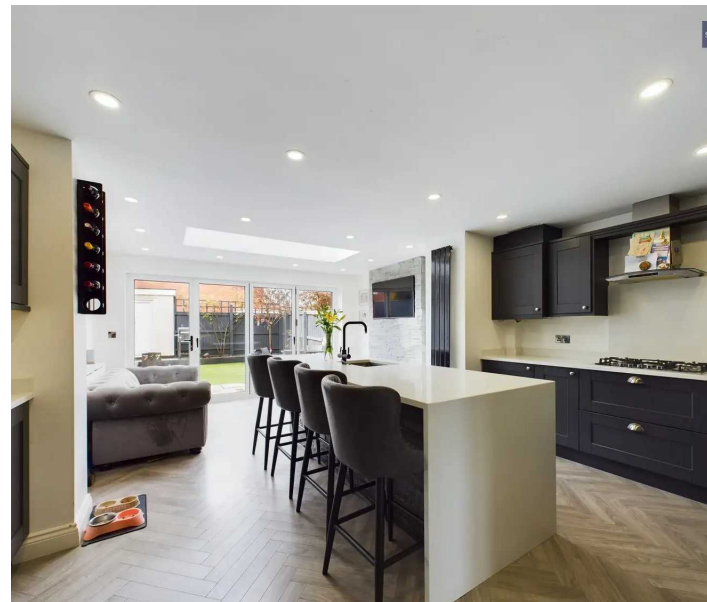
11' 1" x 8' 2" (3.39m x 2.50m)

Bedroom 3

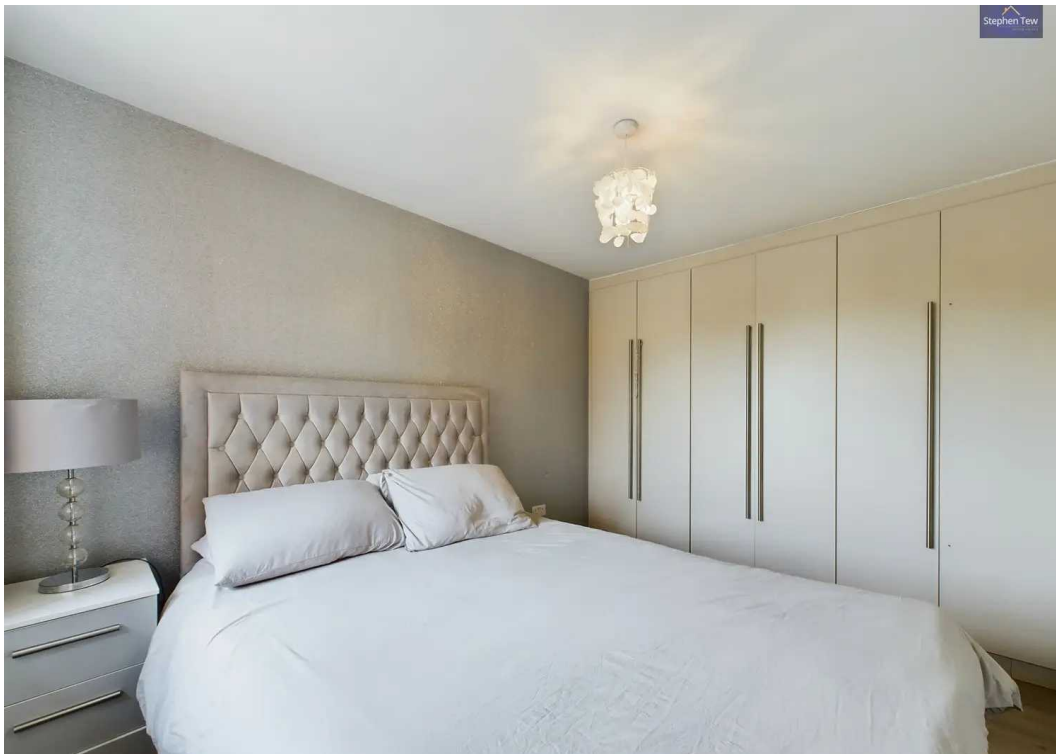
10' 9" x 6' 0" (3.27m x 1.84m)

Bathroom

6' 6" x 6' 7" (1.97m x 2.00m)









FRONT GARDEN

Landscaped garden to the front with artificial lawn, gravel with flower borders and paved pathway.

REAR GARDEN

Enclosed garden to the rear with paving, artificial lawn, outhouse with power and light, side gate and access to the off-road parking space to the rear.

ALLOCATED PARKING

2 Parking Spaces

Parking to the rear.







Stephen Tew Estate Agents

Stephen Tew Estate Agents, 132 Highfield Road - FY4 2HH

01253 401111

info@stephentew.co.uk

www.stephentew.co.uk

