

Dorchester Road, Blackpool

Offers Over £175,000

# Dorchester Road

## Blackpool

This 3-bedroom terraced house presents a unique opportunity with no onward chain. Currently configured as two separate living accommodations, this property also offers the flexibility to be converted back into one spacious family home. Upon entry, an entrance vestibule leads to an inviting hallway which branches out to a generously sized lounge, dining room/bedroom, and a well-appointed kitchen with integrated appliances. The ground floor also boasts a convenient storage room, shower room, utility room, and a bright conservatory.

Moving upstairs, a landing provides access to three bedrooms, one of which can be used as a second lounge and another as a fully functioning kitchen, a family bathroom, and a separate WC. Utilities are efficiently managed with separate gas boilers, under the umbrella of one gas bill, for the ground floor and first floor, both approximately 5 years old, while electric bills are separately metered.

Externally this property offers a low maintenance garden to the front and a tranquil enclosed garden to the rear with side access to the garage, providing off road parking for residents.

This property harmonises convenience with potential, catering to a variety of lifestyles.

Council Tax band: C

Tenure: Freehold

- No Onward Chain
- Property split into 2 separate living accommodations but can be converted back into one family home
- Entrance vestibule, Hallway, Lounge, Dining Room/Bedroom, Kitchen with integrated oven and hob, Storage Room, GF Shower Room, Utility Room, Conservatory
- Landing, Bedroom 1/Lounge, Bedroom 2, Bedroom 3/Kitchen, Family Bathroom and separate WC
- Garage, Off Road Parking





**Entrance vestibule**  
2' 7" x 7' 6" (0.79m x 2.28m)

**Hallway**  
14' 9" x 4' 3" (4.49m x 1.30m)

**Lounge**  
15' 11" x 13' 0" (4.86m x 3.97m)

**Dining Room/Bedroom**  
16' 2" x 11' 7" (4.92m x 3.52m)

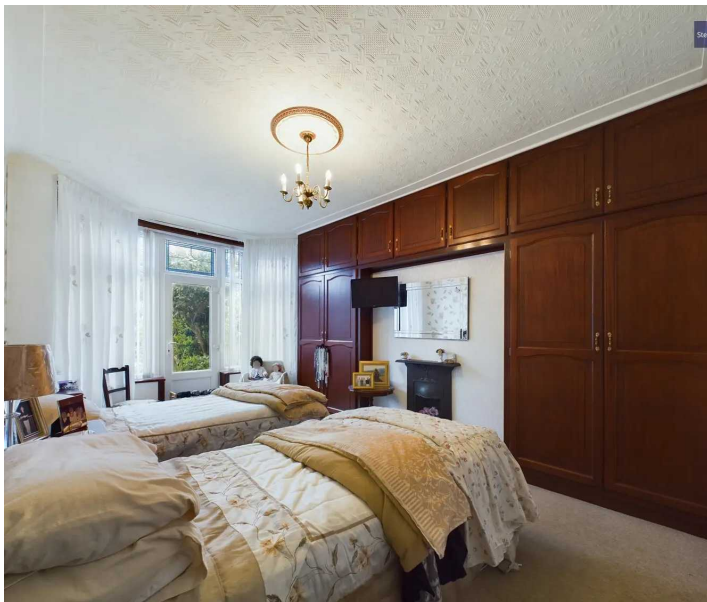
**Kitchen**  
12' 6" x 9' 1" (3.81m x 2.78m)

**Inner Hallway**  
4' 5" x 3' 11" (1.34m x 1.20m)

**GF Bathroom**  
6' 9" x 6' 6" (2.06m x 1.97m)

**Utility Room**  
5' 5" x 6' 7" (1.66m x 2.00m)

**Sunroom**  
11' 10" x 9' 3" (3.61m x 2.81m)



**Landing**  
15' 2" x 2' 8" (4.63m x 0.81m)

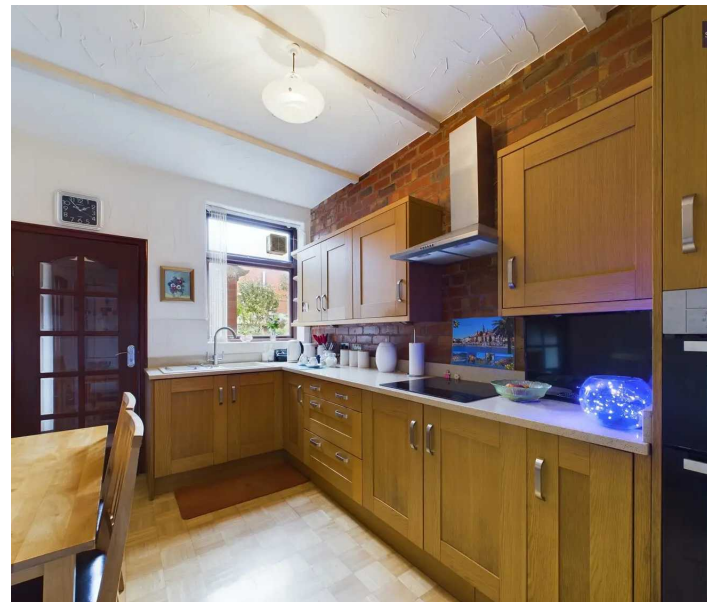
**Bedroom/Lounge**  
15' 9" x 13' 0" (4.81m x 3.97m)

**Bedroom**  
16' 4" x 11' 6" (4.97m x 3.51m)

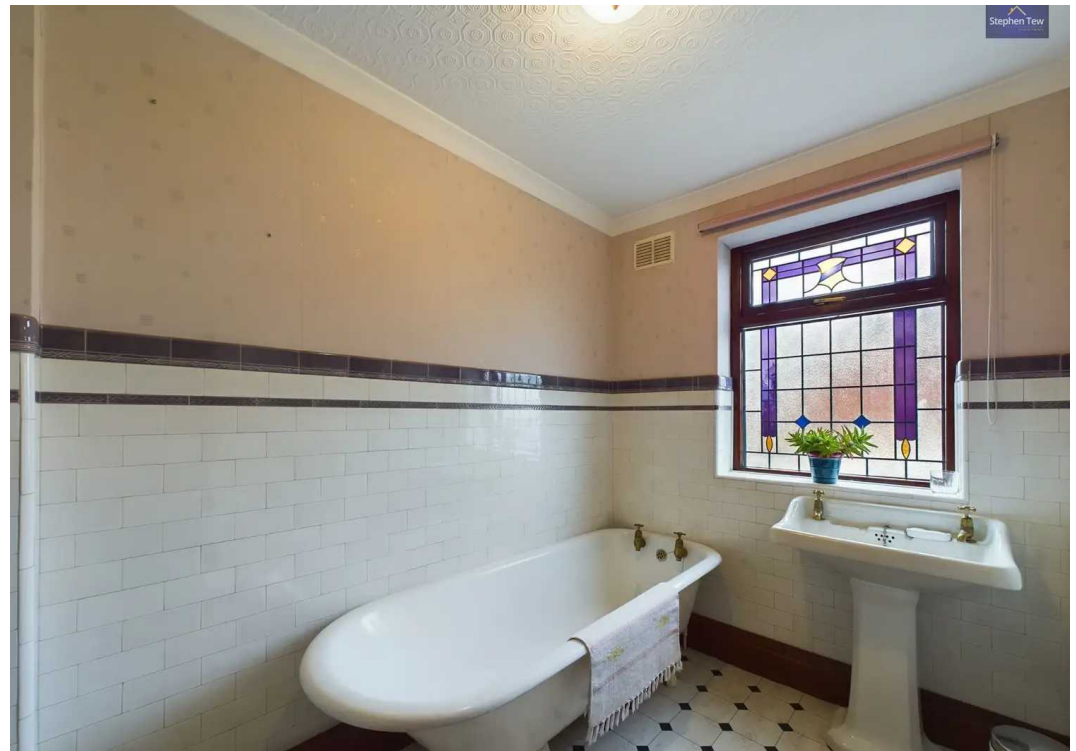
**Bedroom/Kitchen**  
8' 11" x 7' 5" (2.72m x 2.25m)

**Bathroom**  
8' 3" x 6' 0" (2.51m x 1.82m)

**WC**  
5' 6" x 2' 7" (1.67m x 0.80m)









#### **FRONT GARDEN**

#### **REAR GARDEN**

Enclosed garden to the rear with access to the garage.

#### **GARAGE**

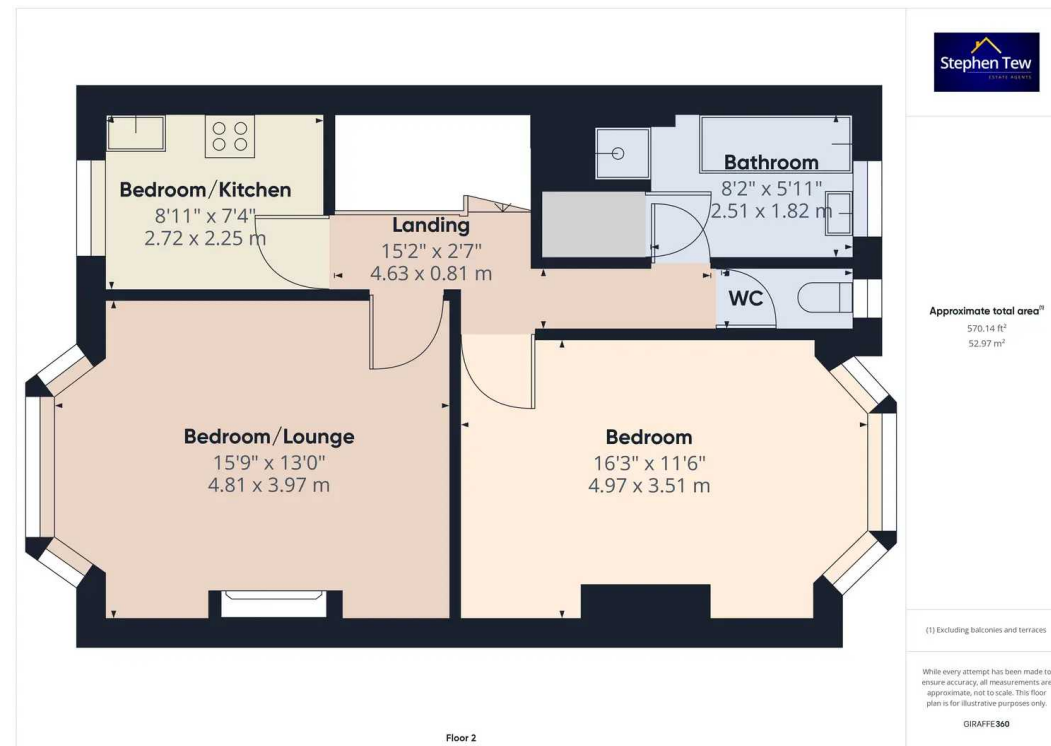
Single Garage

#### **OFF STREET**

1 Parking Space

Off road parking to the front of the garage.







## Stephen Tew Estate Agents

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