



Troutbeck Crescent, Blackpool

Offers Over £135,000



# Troutbeck Crescent

## Blackpool

This 3-bedroom end of terrace property offers a perfect blend of modern comforts and traditional charm. The recent renovations include a fully boarded and insulated loft with convenient pull-down ladders, ideal for storage or potential conversion. Security is a top priority with built-in CCTV cameras covering the front, side, and rear of the property, ensuring peace of mind for the homeowners. The Hive heating system and a well-maintained boiler add to the efficiency of the home. The layout includes a hallway, spacious lounge, dining room, and a fitted kitchen on the ground floor, while the first floor features a landing, 3 bedrooms, and a modern 3-piece suite bathroom, perfect for a growing family or those who love to entertain.

The outdoor space is equally impressive, with a wrap-around garden featuring a lawn and a separate gated area, providing ample space for outdoor activities or gardening enthusiasts. The rear of the property boasts an enclosed paved garden, complete with brick outhouses for storage, offering a private and tranquil retreat for relaxation or al fresco dining. This property truly offers a blend of indoor and outdoor living, making it a wonderful place to call home for those who appreciate both comfort and convenience.

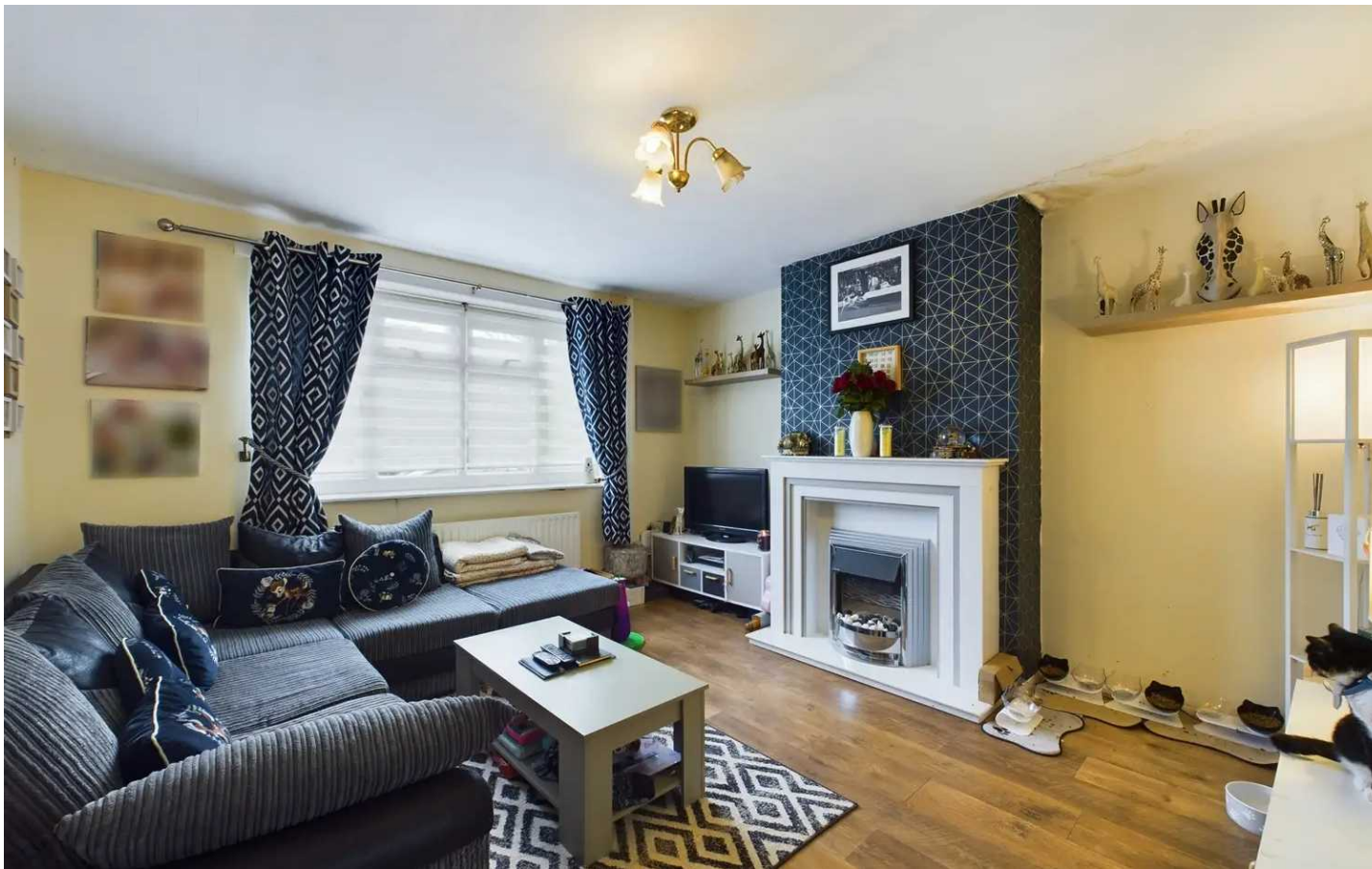
Council Tax band: A

Tenure: Freehold

- Built in CCTV with cameras to the front, side and rear of property
- Hive heating system
- Hallway, Lounge, Dining Room, Kitchen
- Landing, 3 Bedrooms, modern 3 piece suite Bathroom
- Spacious Loft has recently been fully boarded and insulated with pull down ladders







**Hallway**

13' 5" x 6' 0" (4.08m x 1.82m)

**Lounge**

13' 5" x 12' 5" (4.10m x 3.78m)

**Dining Room**

10' 8" x 9' 3" (3.25m x 2.82m)

**Kitchen**

10' 6" x 9' 2" (3.21m x 2.79m)

**Landing**

8' 6" x 6' 0" (2.58m x 1.82m)

**Bedroom 1**

13' 6" x 11' 9" (4.12m x 3.59m)

**Bedroom 2**

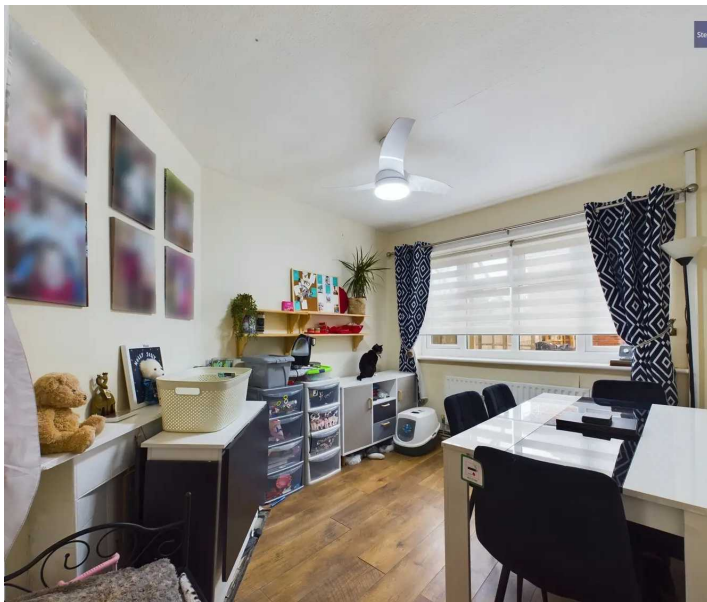
8' 4" x 12' 9" (2.55m x 3.89m)

**Bedroom 3**

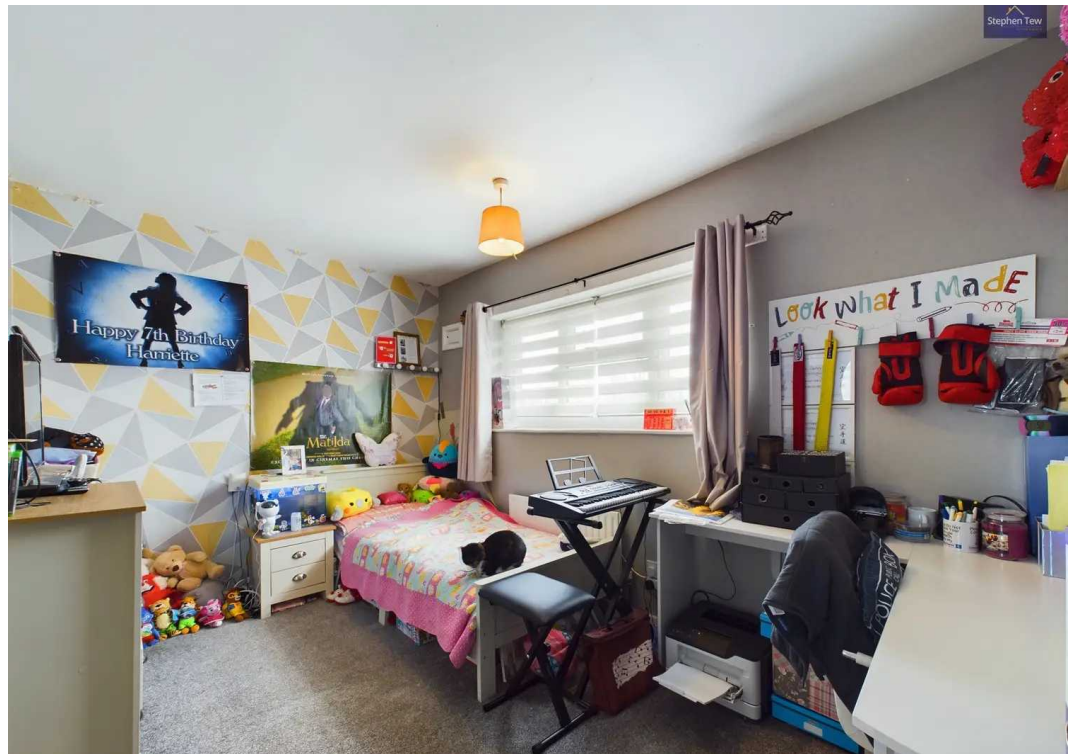
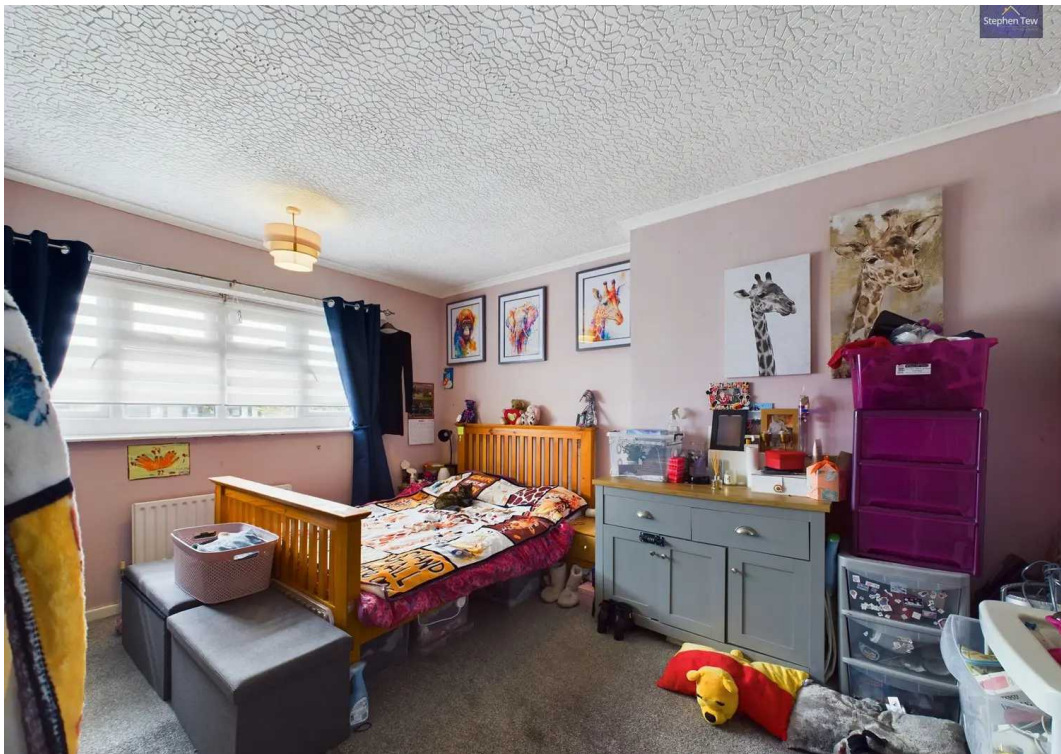
10' 0" x 6' 11" (3.05m x 2.12m)

**Bathroom**

5' 5" x 6' 0" (1.66m x 1.83m)











### **GARDEN**

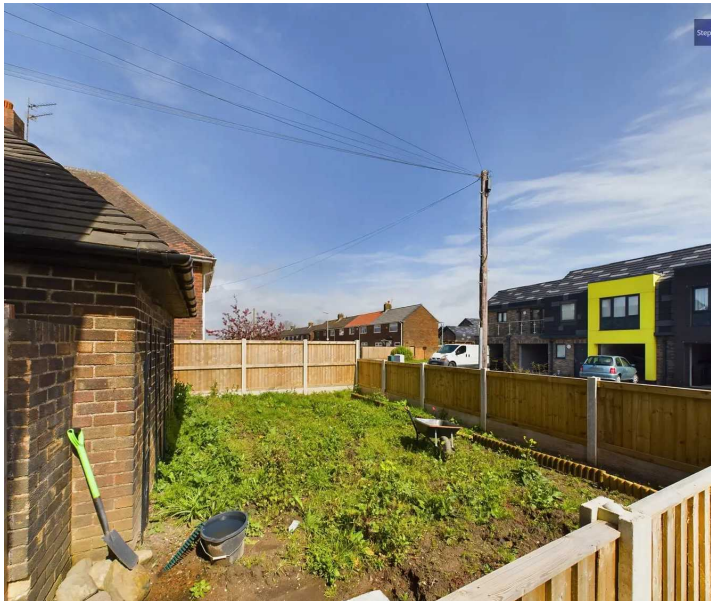
Wrap around corner plot garden with fenced area to the side for privacy and gate leading to the enclosed garden at the rear.

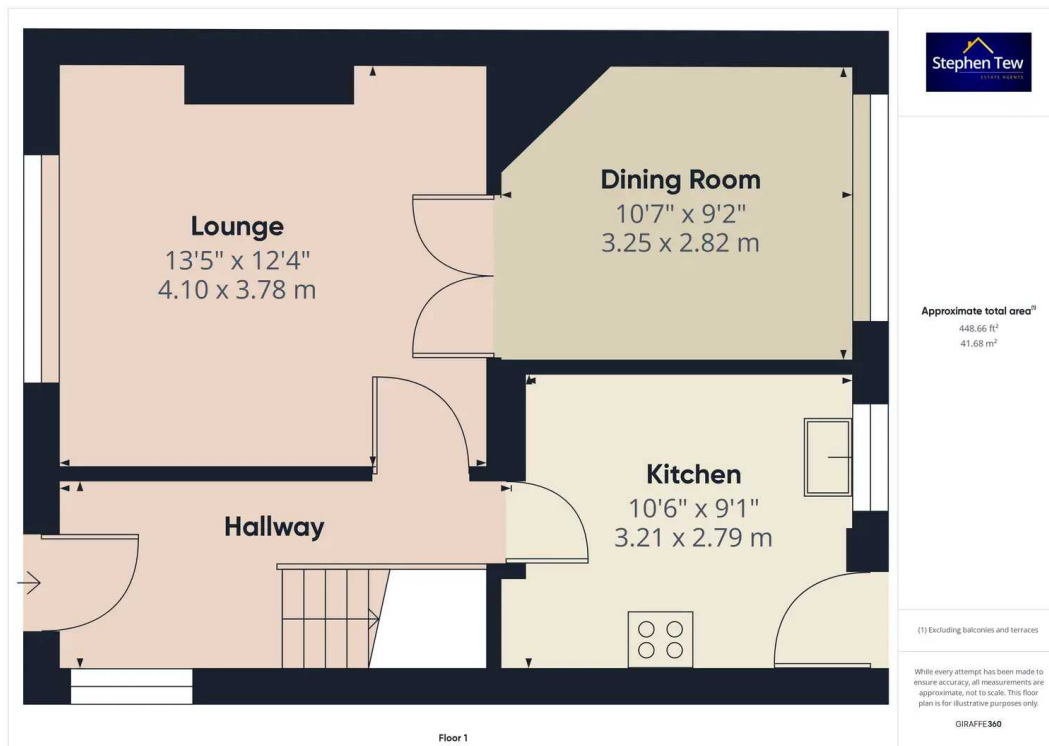
### **REAR GARDEN**

Enclosed paved garden to the rear with brick outhouses for storage

### **ON STREET**

1 Parking Space









## Stephen Tew Estate Agents

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