



Abbotsford Road, Blackpool

Offers Over **£140,000**

Abbotsford Road

Blackpool

Nestled in a popular residential location, this 3-bedroom semi-detached house presents a versatile living space with the added benefit of no onward chain. Upon entering, a hallway leads to a bright lounge/diner, an office/sunroom with patio doors opening up to the garden, a fitted kitchen, and a convenient ground floor WC. Upstairs, the property boasts 3 well-proportioned bedrooms, with two featuring fitted wardrobes/cupboards, along with a 3-piece suite bathroom. Further enhancing its appeal, the property is situated in close proximity to the picturesque Stanley Park, residents can enjoy the tranquillity of the green surroundings.

Externally, this charming home offers a flagged garden to the front, complemented by steps leading up to the entrance. The rear of the property showcases a spacious enclosed south-facing garden featuring a lawn and a paved patio area, perfect for al fresco dining or family gatherings. Additionally, a brick outbuilding provides valuable storage space, complete with power and light. Convenient side gate access enhances the useability of the outdoor space, making this property ideal for those seeking a blend of comfort and practicality.

Council Tax band: B

Tenure: Freehold

- No Onward Chain
- Hallway, Lounge/Diner, Office/Sun Room, Kitchen, GF WC
- 3 Bedrooms, 2 of which boast fitted wardrobes/cupboards, 3 piece suite Bathroom
- Large South-West Facing Rear Garden
- Close Proximity to Stanley Park

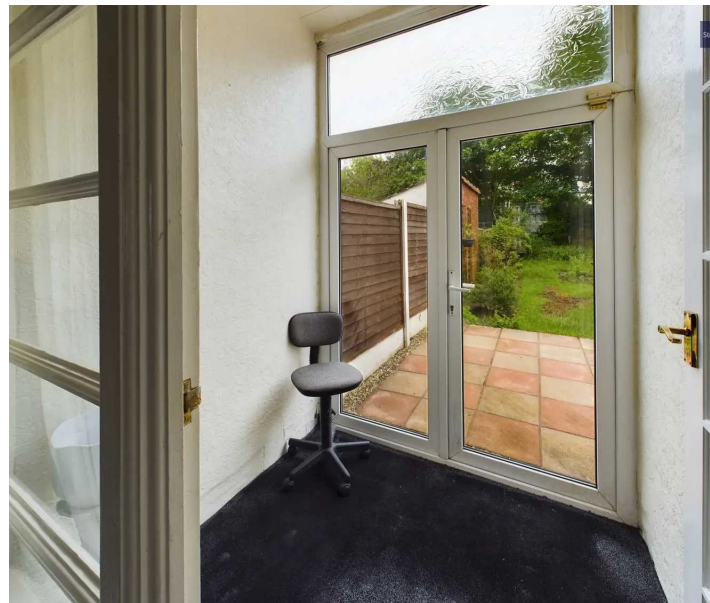




Hallway
12' 6" x 7' 5" (3.81m x 2.25m)

Lounge Diner
20' 8" x 10' 4" (6.29m x 3.15m)

Office
5' 3" x 5' 11" (1.61m x 1.80m)





Kitchen

9' 7" x 7' 6" (2.93m x 2.28m)

Wc

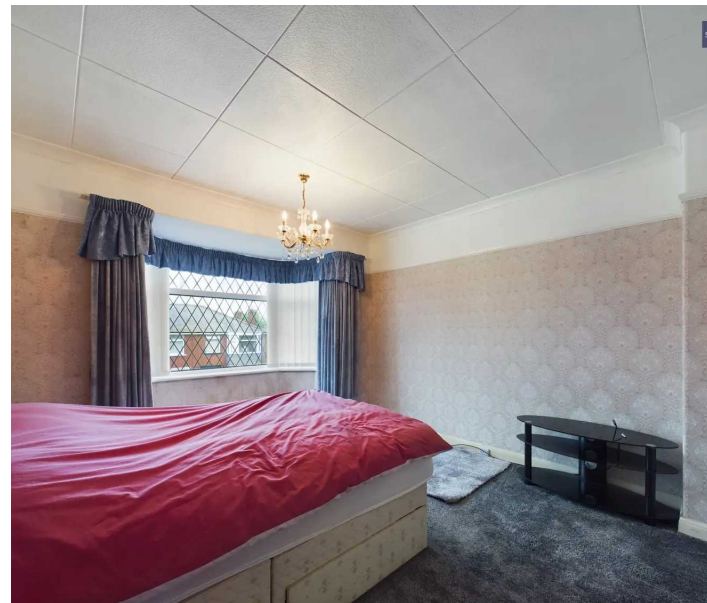
5' 2" x 2' 6" (1.57m x 0.75m)

Landing

6' 8" x 3' 9" (2.04m x 1.14m)

Bedroom 1

14' 3" x 11' 5" (4.34m x 3.47m)





Bedroom 2
11' 2" x 11' 5" (3.40m x 3.49m)

Bedroom 3
6' 11" x 6' 5" (2.10m x 1.95m)

Bathroom
5' 7" x 6' 4" (1.69m x 1.94m)





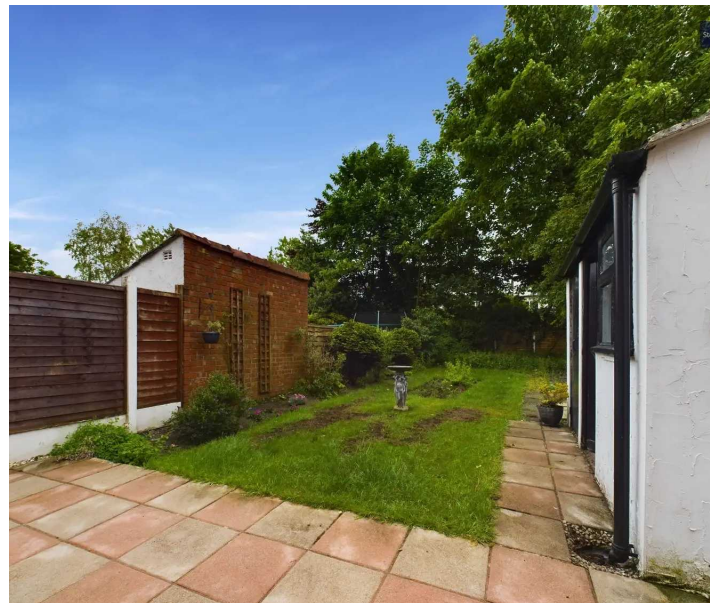
FRONT GARDEN

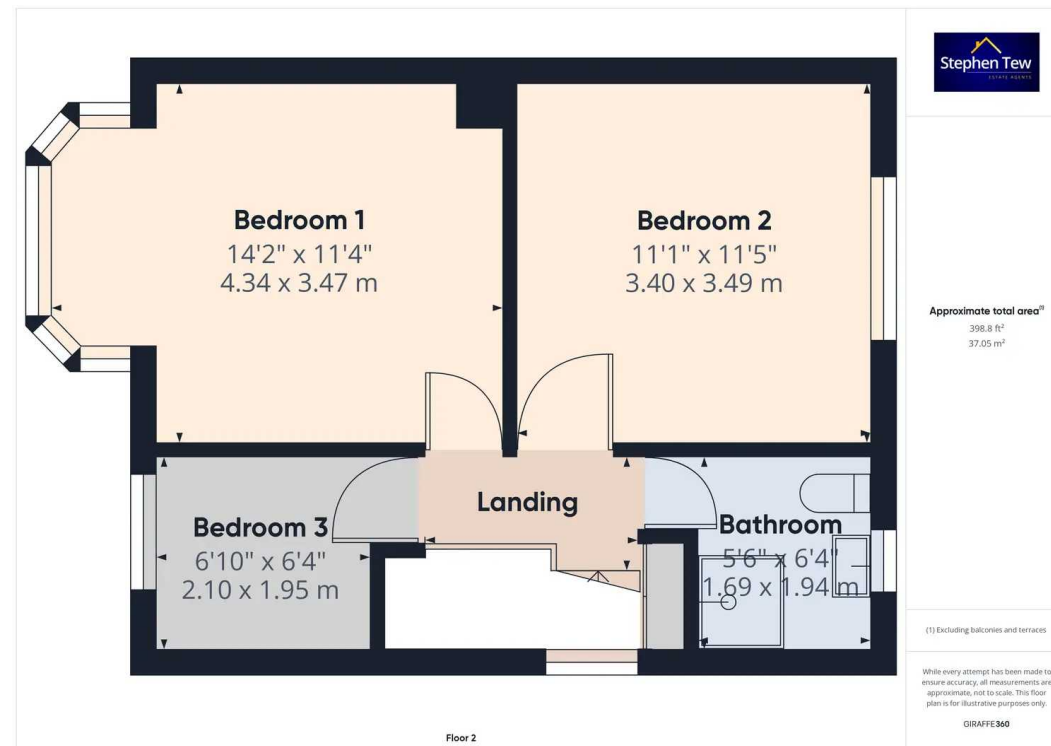
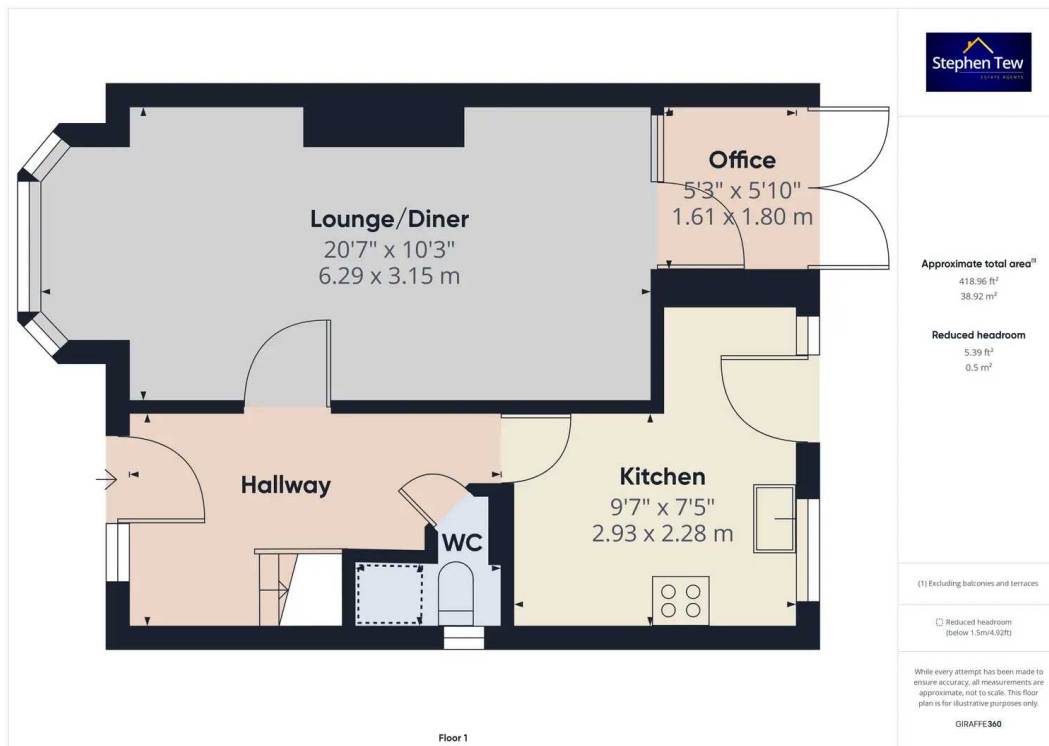
Flagged garden to the front with steps leading up to the property.

REAR GARDEN

Spacious enclosed garden to the rear with laid to lawn and fluffed patio area. Brick outhouse for storage with power and light. Side gate access.

ON STREET







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