



**Rectory Road, Blackpool**

Offers Over **£150,000**

# Rectory Road

## Blackpool

Nestled within a sought-after location lays this meticulously renovated 3-bedroom semi-detached house, boasting a pristine interior and charming features. This property has undergone a full transformation, including a brand new central heating system, a new boiler, fresh carpets, and newly plastered walls throughout. The ground floor comprises a welcoming hallway leading to a spacious lounge and a well-appointed open plan kitchen/diner with an integrated hob/oven, complemented by a brand new downstairs WC. Upstairs, a bright landing guides you to three bedrooms and a luxurious newly fitted 3-piece bathroom suite.

The property benefits from landscaped gardens at the front and rear providing tranquil outdoor spaces for relaxation and entertaining. A neatly enclosed front garden offers privacy and kerb appeal, while the rear garden provides a peaceful retreat with ample space for outdoor dining and recreation. With its modern amenities and impeccable finishes, this property offers a comfortable and stylish living environment, ideal for those looking for a turnkey home in a desirable neighbourhood, with the added benefit of no onward chain.

Council Tax band: B

Tenure: Freehold

- No Onward Chain
- Fully Renovated Throughout
- Brand New Central Heating System, New Boiler
- New Carpets, New Flooring Throughout
- All Walls Newly Plastered
- Brand New Downstairs WC
- Hallway, Lounge, Open Plan Kitchen/Diner with integrated Hob/Oven and patio doors leading out to the Garden
- Landing, 3 Bedrooms, Brand New 3 Piece Bathroom Suite
- Landscaped Gardens Front and Rear





**Entrance Vestibule**  
2' 2" x 5' 5" (0.65m x 1.65m)  
Entrance Vestibule

**Hallway**  
14' 11" x 5' 3" (4.54m x 1.61m)  
Hallway

**Lounge**  
12' 2" x 9' 11" (3.70m x 3.02m)

**Kitchen Diner**  
14' 0" x 15' 9" (4.27m x 4.80m)

**GF WC**  
4' 7" x 2' 2" (1.39m x 0.67m)

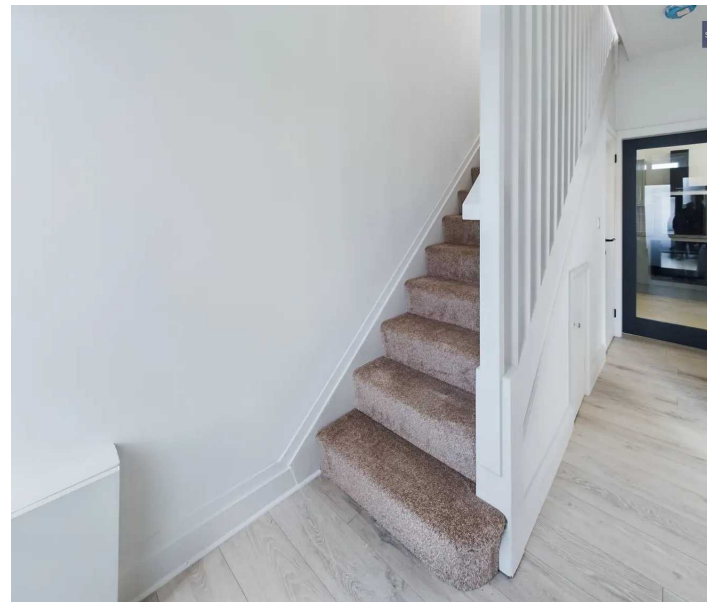
**Landing**  
11' 4" x 6' 2" (3.45m x 1.87m)  
Landing

**Bedroom 1**  
14' 1" x 9' 2" (4.29m x 2.80m)

**Bedroom 2**  
12' 2" x 9' 1" (3.71m x 2.78m)

**Bedroom 3**  
7' 10" x 6' 3" (2.40m x 1.90m)

**Bathroom**  
6' 10" x 5' 11" (2.09m x 1.80m)





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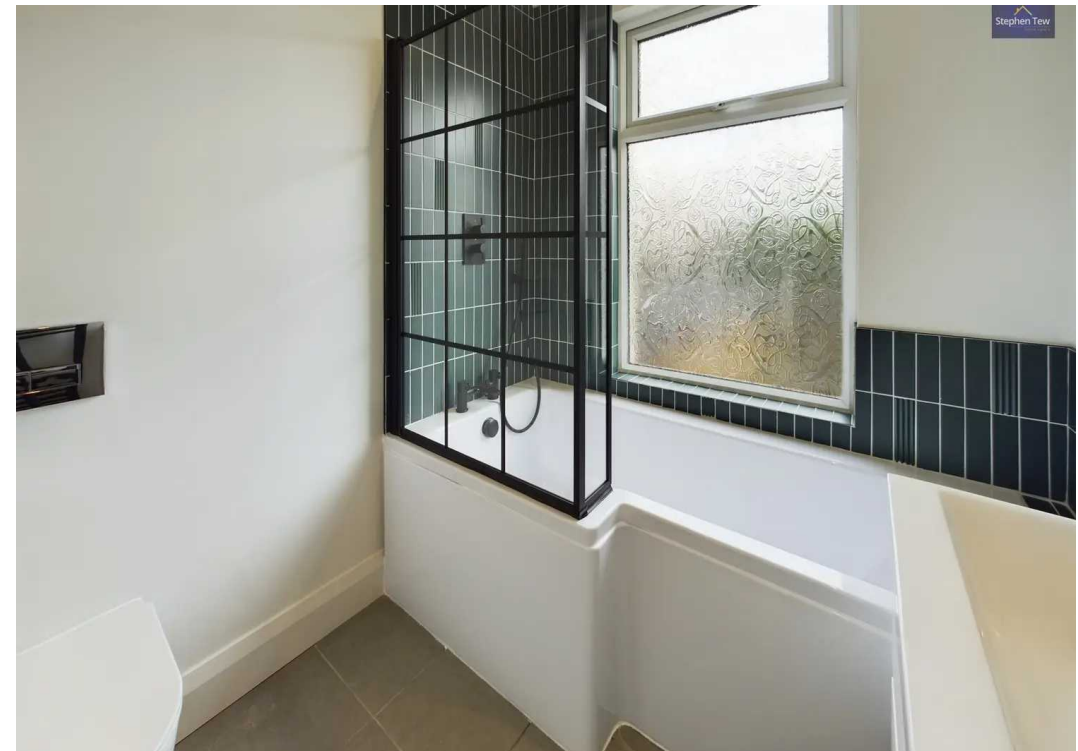
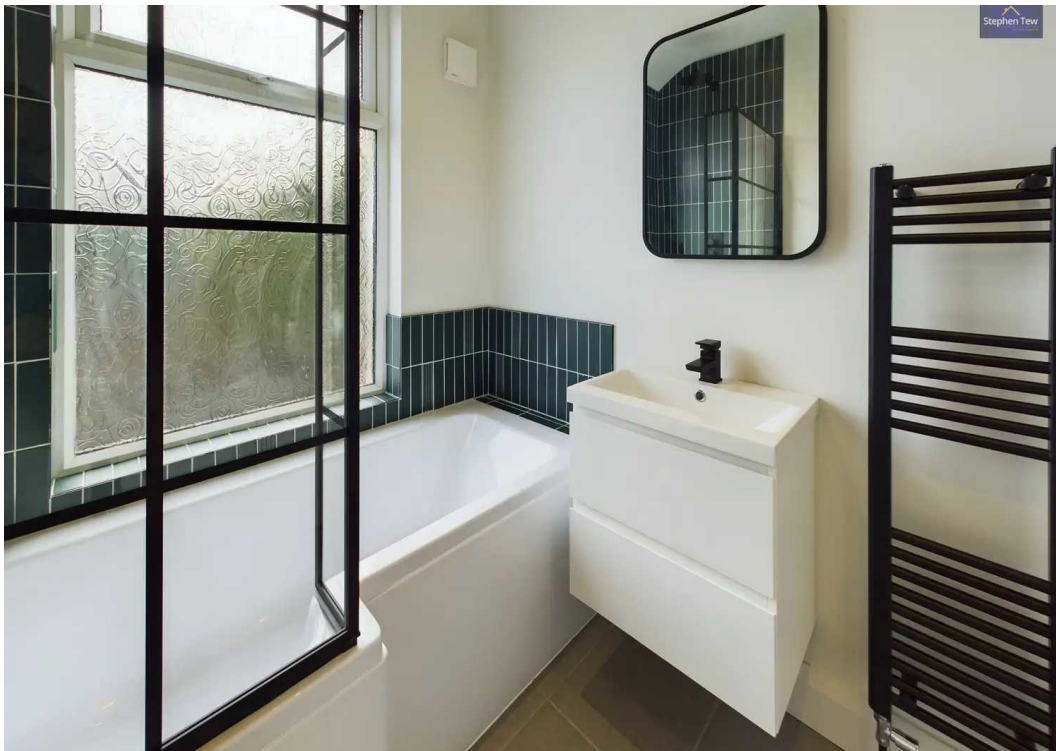
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#### **FRONT GARDEN**

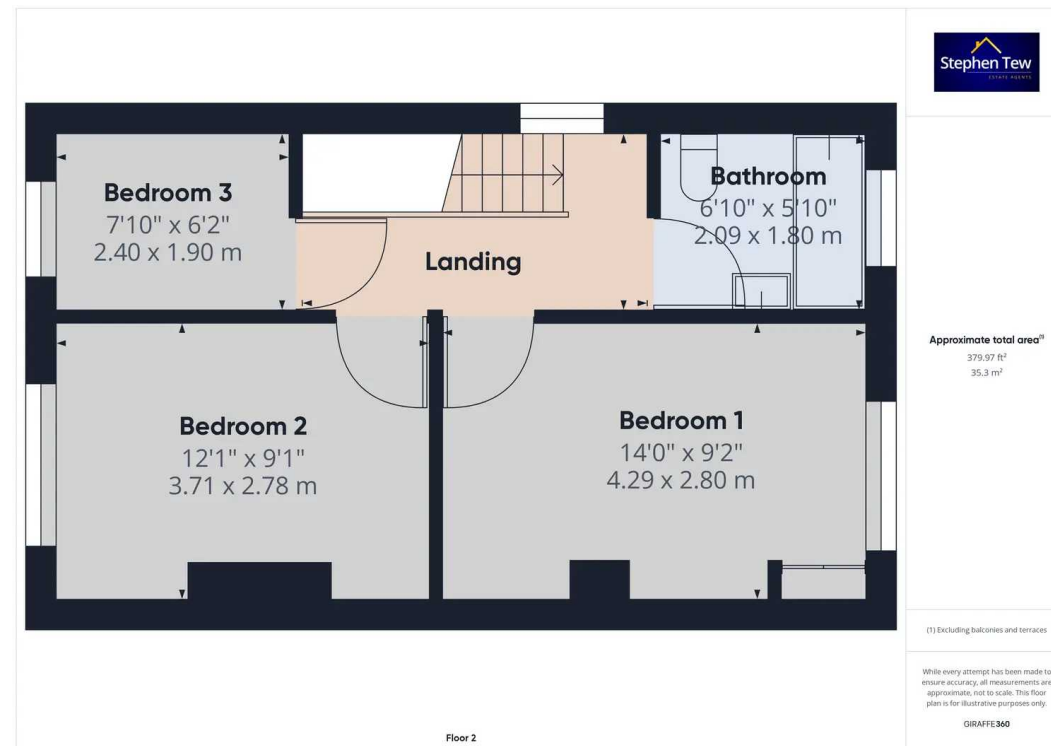
Landscaped garden to the front with decorative slate chippings

#### **REAR GARDEN**

Enclosed, landscaped garden to the rear with paved patio area and decorative slate chippings with flower border

#### **ON STREET**







## Stephen Tew Estate Agents

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