



Pedders Lane, Blackpool

Offers Over £160,000



# Pedders Lane

## Blackpool

Located in a sought-after residential area, this charming 2 Bedroom End Of Terrace House presents a delightful living opportunity. Beyond its attractive facade lies a deceptively spacious interior, comprising an entrance vestibule leading into a welcoming lounge, and an open plan kitchen/dining room perfect for hosting gatherings. The appeal continues with two well-appointed bedrooms, one featuring fitted wardrobes, and a 3 piece suite bathroom. Ascend a staircase to discover a converted loft space, providing additional living or storage space.

Completing this exceptional property is a double garage, a yard, and a private enclosed rear garden. The outdoor spaces are equally inviting, with a gravelled garden at the front enhancing the property's kerb appeal. The low maintenance yard at the rear provides convenient access to the double garage and the private, enclosed garden. Step into the private garden oasis featuring an artificial lawn, a paved patio area ideal for al fresco dining, and a storage shed for gardening essentials. This property harmoniously combines indoor comfort with outdoor tranquillity, making it a perfect residence for those seeking a blend of convenience and serenity.

Council Tax band: B

Tenure: Freehold

- Deceptively Spacious End Terrace Property
- Entrance vestibule, Lounge, Open Plan Kitchen/Dining Room
- 2 Bedrooms, one boasting fitted wardrobes, 3 piece suite Bathroom
- Converted Loft Space accessible via staircase
- Double Garage, Yard, Private Enclosed Rear Garden
- Popular Residential Location close to Schools, Shops and Amenities
- Driveway belongs to the vendor and is included in the house deeds but access is required for the neighbours







#### Entrance Vestibule

3' 8" x 3' 10" (1.12m x 1.16m)

#### Lounge

13' 5" x 16' 1" (4.08m x 4.91m)

#### Kitchen/Diner

23' 4" x 8' 2" (7.11m x 2.50m)

#### Landing

2' 9" x 6' 3" (0.83m x 1.90m)

#### Bedroom 1

13' 5" x 9' 7" (4.08m x 2.93m)

#### Bedroom 2

10' 3" x 6' 4" (3.12m x 1.94m)

#### Bathroom

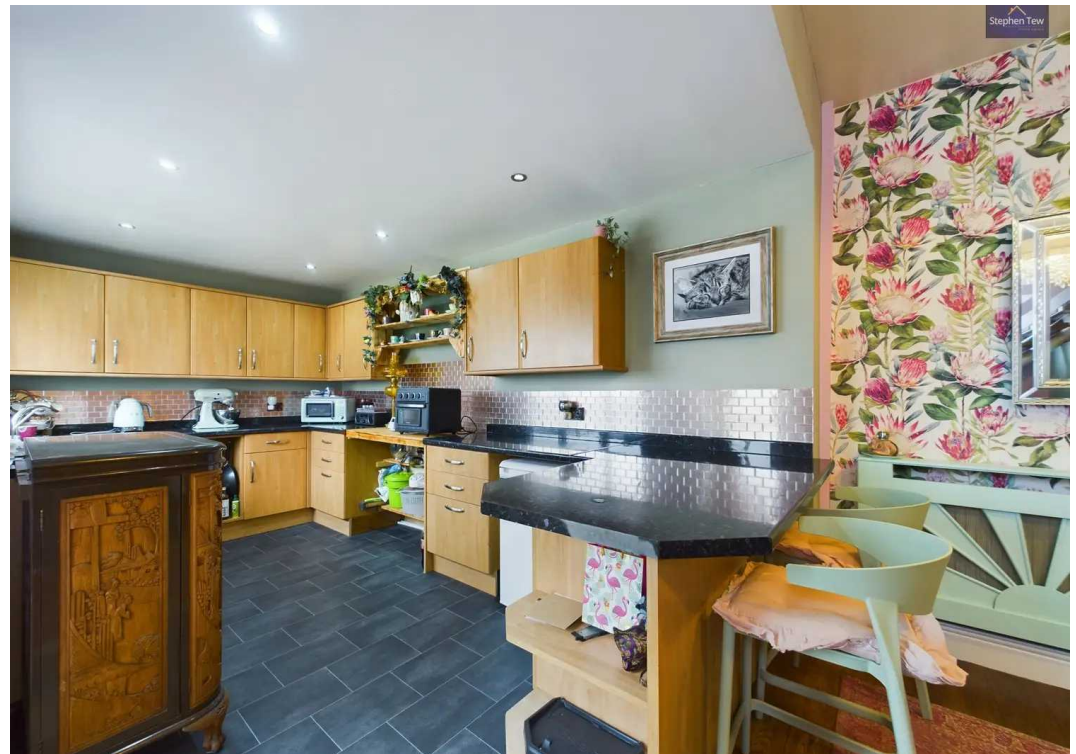
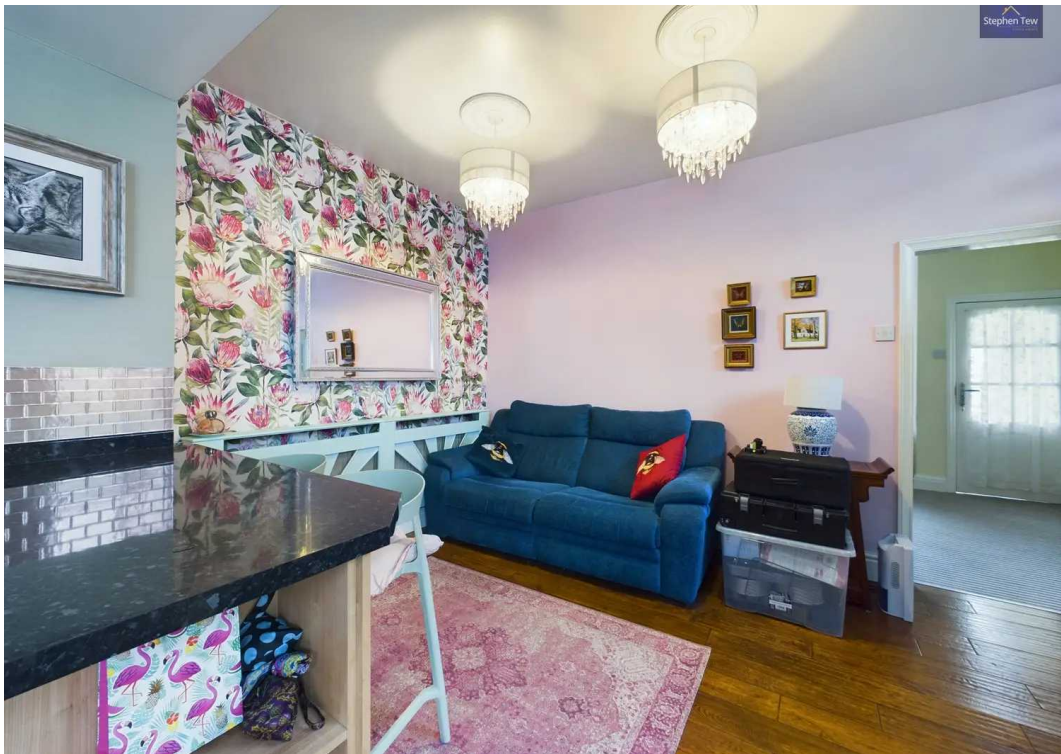
8' 7" x 9' 4" (2.61m x 2.84m)

#### Loft Space

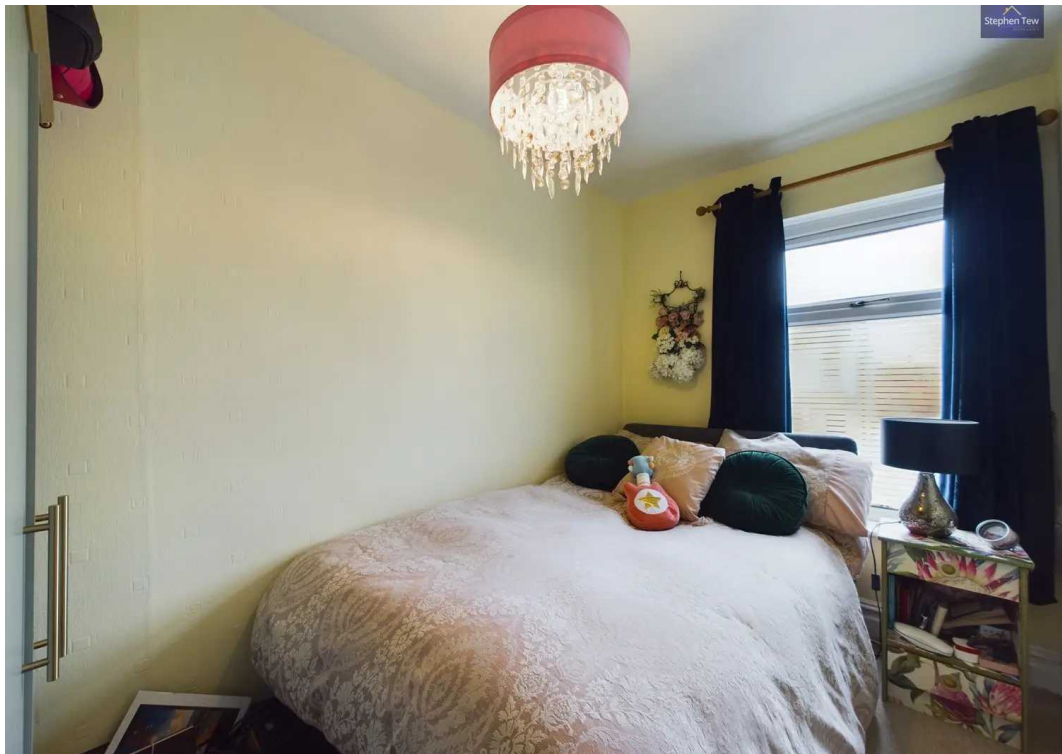
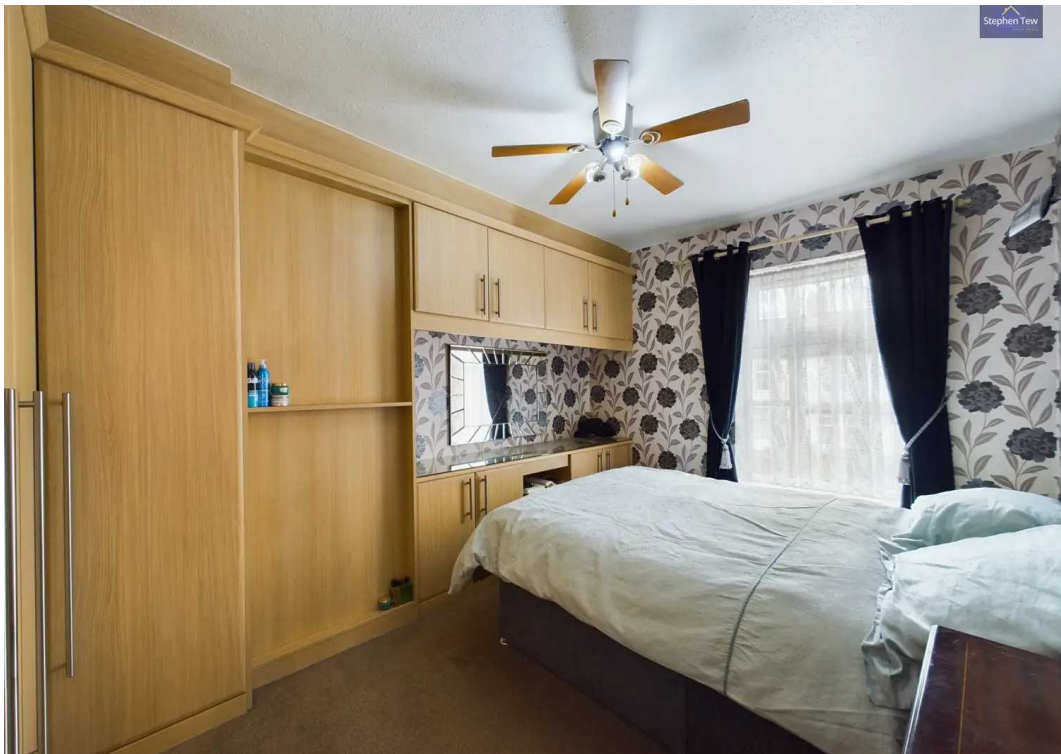
11' 2" x 14' 9" (3.40m x 4.50m)















### FRONT GARDEN

Gravelled garden to the front

### YARD

Low maintenance yard to the rear with gate access leading out to the garage and the private, enclosed garden.

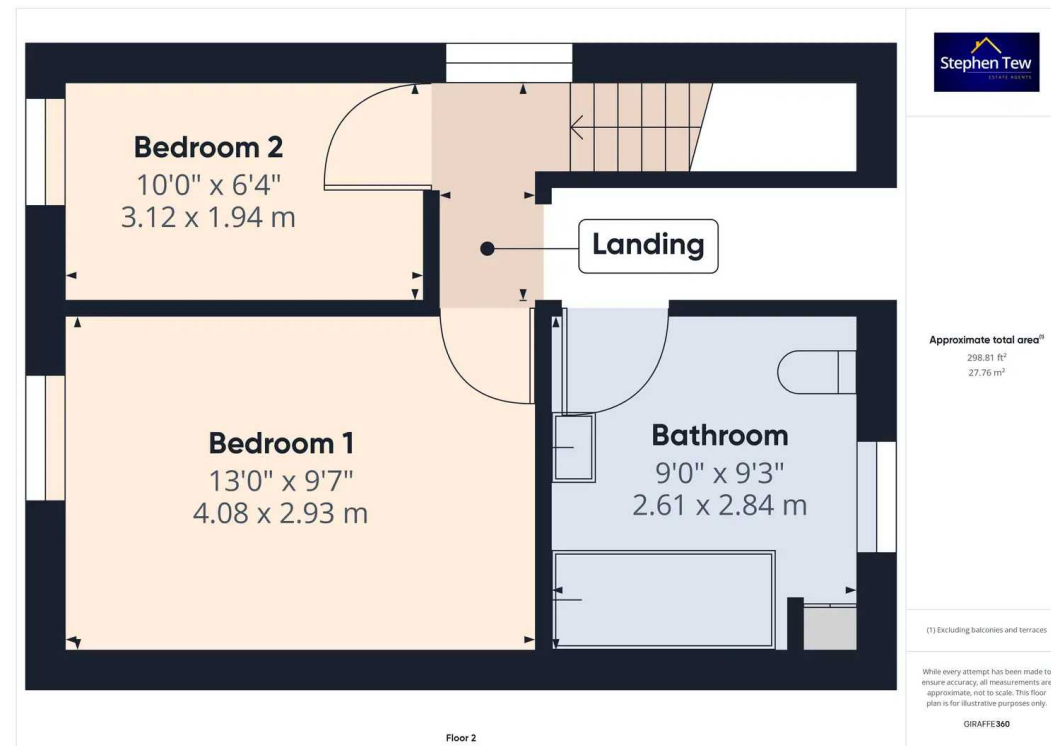
### REAR GARDEN

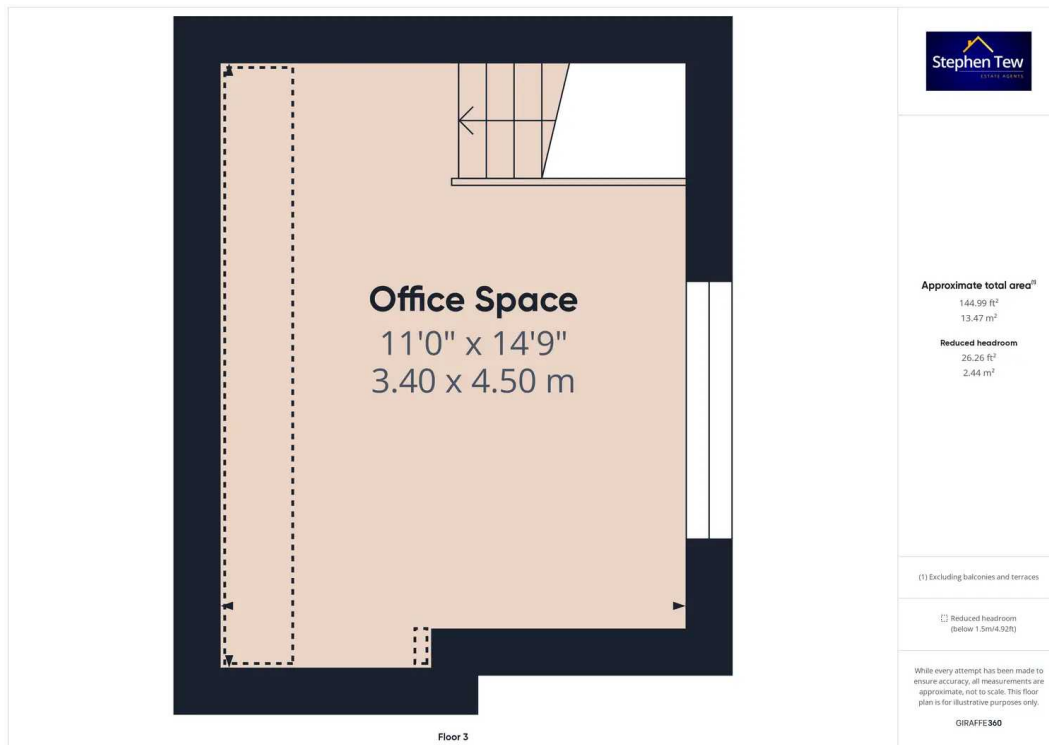
Private, enclosed garden with artificial lawn and paved patio area with storage shed.

### DOUBLE GARAGE

2 Parking Spaces











## Stephen Tew Estate Agents

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

01253 401111

[info@stephentew.co.uk](mailto:info@stephentew.co.uk)

[www.stephentew.co.uk](http://www.stephentew.co.uk)

