



**35 Holgate, Blackpool**

Blackpool

Offers Over **£250,000**

# 35 Holgate

Blackpool, Blackpool

This well presented 2 Bedroom Detached Bungalow is a rare find, located on a peaceful cul-de-sac within a serene residential area. A true gem in the neighbourhood, this property boasts an Entrance Vestibule that opens up to a spacious Lounge/Diner, perfect for cosy nights in or entertaining guests. The Fitted Kitchen comes complete with a Breakfast Bar offering a convenient space for morning meals or casual dining. The property features 2 comfortable Bedrooms, one of which enjoys the luxury of a 3 piece En-suite, while the other is equipped with fitted wardrobes, providing ample storage space.

Outside, the property offers Off-road Parking to the front, ensuring a hassle-free arrival home every day. The Low-maintenance garden to the rear features tasteful flower borders and gravelled area, creating a peaceful spot for relaxation and enjoyment of the outdoor space. Side gate access leads to the Driveway and Garage, providing seamless entry and exit from the property. Whether you're looking to enjoy a quiet evening outdoors or host a summertime barbeque, this charming bungalow offers the ideal outdoor setting for a variety of activities. Don't miss the chance to make this inviting property your next dream home, where comfort, convenience, and serenity await in a picture-perfect setting.

Council Tax band: D

Tenure: Freehold

- Detached 2 Bedroom Bungalow situated on a cul-de-sac in a quiet residential area
- No Onward Chain
- True Bungalow consisting of an Entrance Vestibule, Lounge/Diner, Fitted Kitchen with Breakfast Bar
- 2 Bedrooms, one with a 3 piece En-suite and another with fitted wardrobes
- Driveway for multiple cars, Garage, Enclosed Garden to the rear



**Entrance Porch**

4' 2" x 5' 6" (1.27m x 1.68m)

**Lounge/Diner**

15' 2" x 20' 1" (4.62m x 6.12m)

**Kitchen**

22' 1" x 8' 1" (6.74m x 2.46m)

**Hallway**

2' 9" x 4' 9" (0.84m x 1.46m)

**Bedroom 1**

9' 8" x 9' 11" (2.94m x 3.02m)

**En-suite**

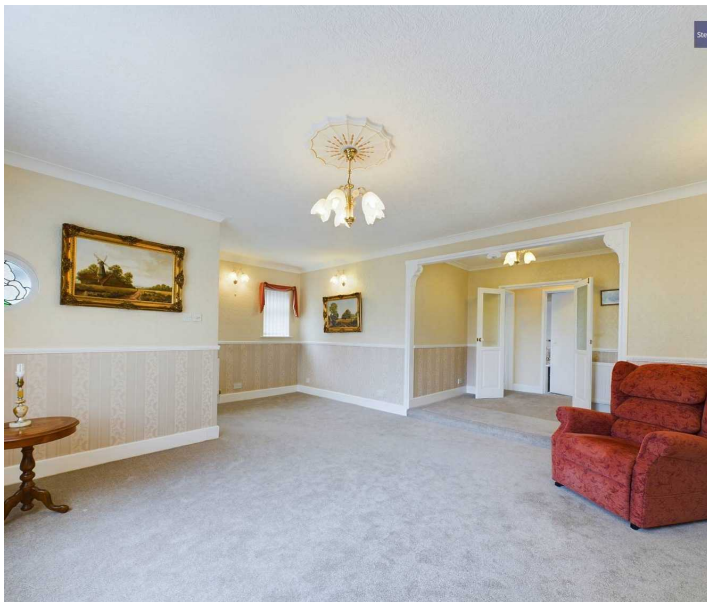
6' 2" x 8' 8" (1.87m x 2.63m)

**Bedroom 2**

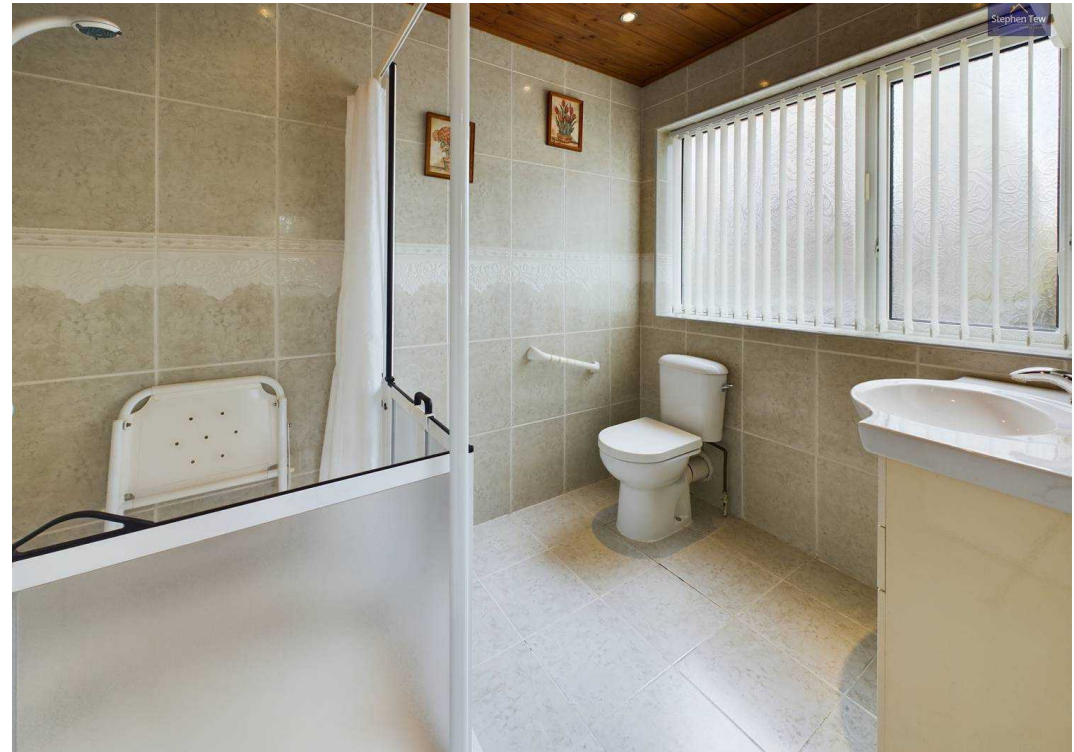
9' 8" x 10' 11" (2.95m x 3.32m)

**Bathroom**

6' 5" x 6' 6" (1.96m x 1.98m)









#### **FRONT GARDEN**

Off road parking to the front.

#### **REAR GARDEN**

Low maintenance paved garden with gravel and flower borders. Side gate access leading to the driveway and garage.

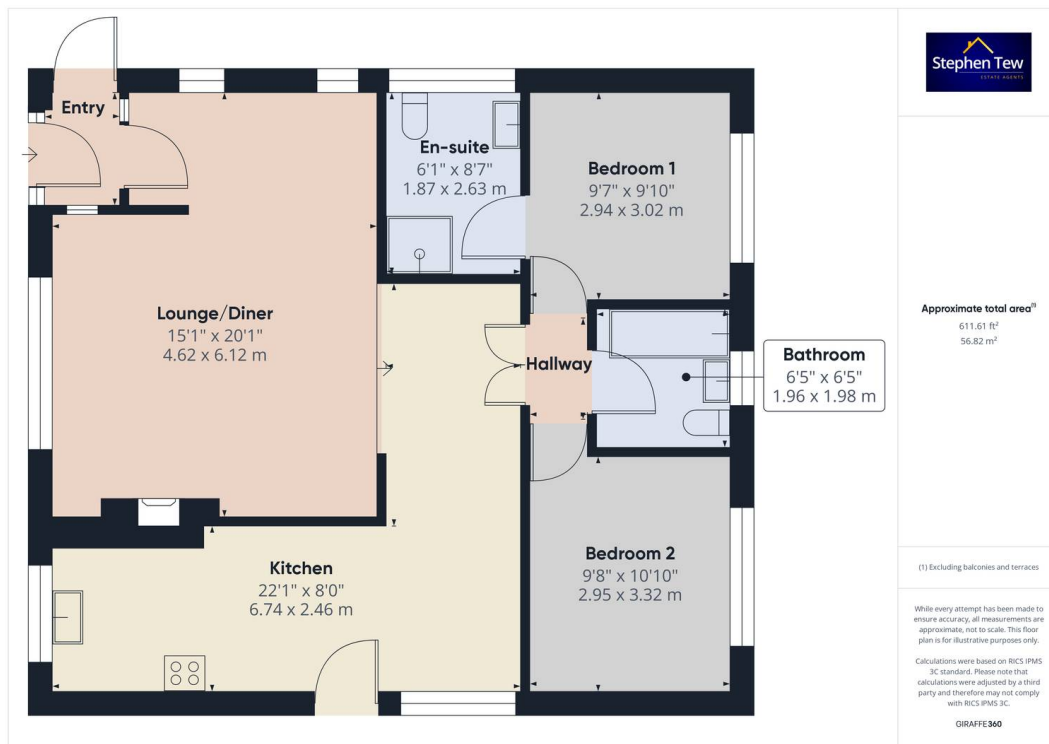
#### **GARAGE**

Single Garage

#### **DRIVEWAY**

2 Parking Spaces







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