Stephen Tew
ESTATE AGENTS

35 Woodstock Gardens, Blackpool

Blackpool

Offers Over **£200,000**

35 Woodstock Gardens

Blackpool

A fantastic opportunity to acquire a Semi Detached House situated in a popular and convenient location just off Lytham Road. The property boasts a welcoming Entrance Hallway leading to a spacious Lounge and a Living / Dining Room with patio doors that open out to the south-facing rear garden, perfect for enjoying sunny days. The well-appointed Fitted Kitchen and Utility Room provide practical spaces for daily living. Upstairs, there are 4 generously sized Bedrooms along with a Bathroom and a Separate WC. The property benefits from Gas Central Heating and uPVC Double Glazing, ensuring comfort and efficiency all year round. Outside, a Driveway leads to a Garage, providing off-road parking and storage space, while the Enclosed South Facing Rear Garden offers a private retreat for outdoor relaxation and entertaining.

Council Tax band: D

Tenure: Freehold

- Semi Detached House situated in a popular and convenient location just off Lytham Road
- Entrance Hallway, Lounge, Living / Dining Room with patio door overlooking the south facing rear garden, Fitted Kitchen, Utility Room
- 4 Bedrooms, Bathroom and Separate WC
- Gas Central Heating, uPVC Double Glazing
- Driveway, Garage, Enclosed South Facing Rear Garden
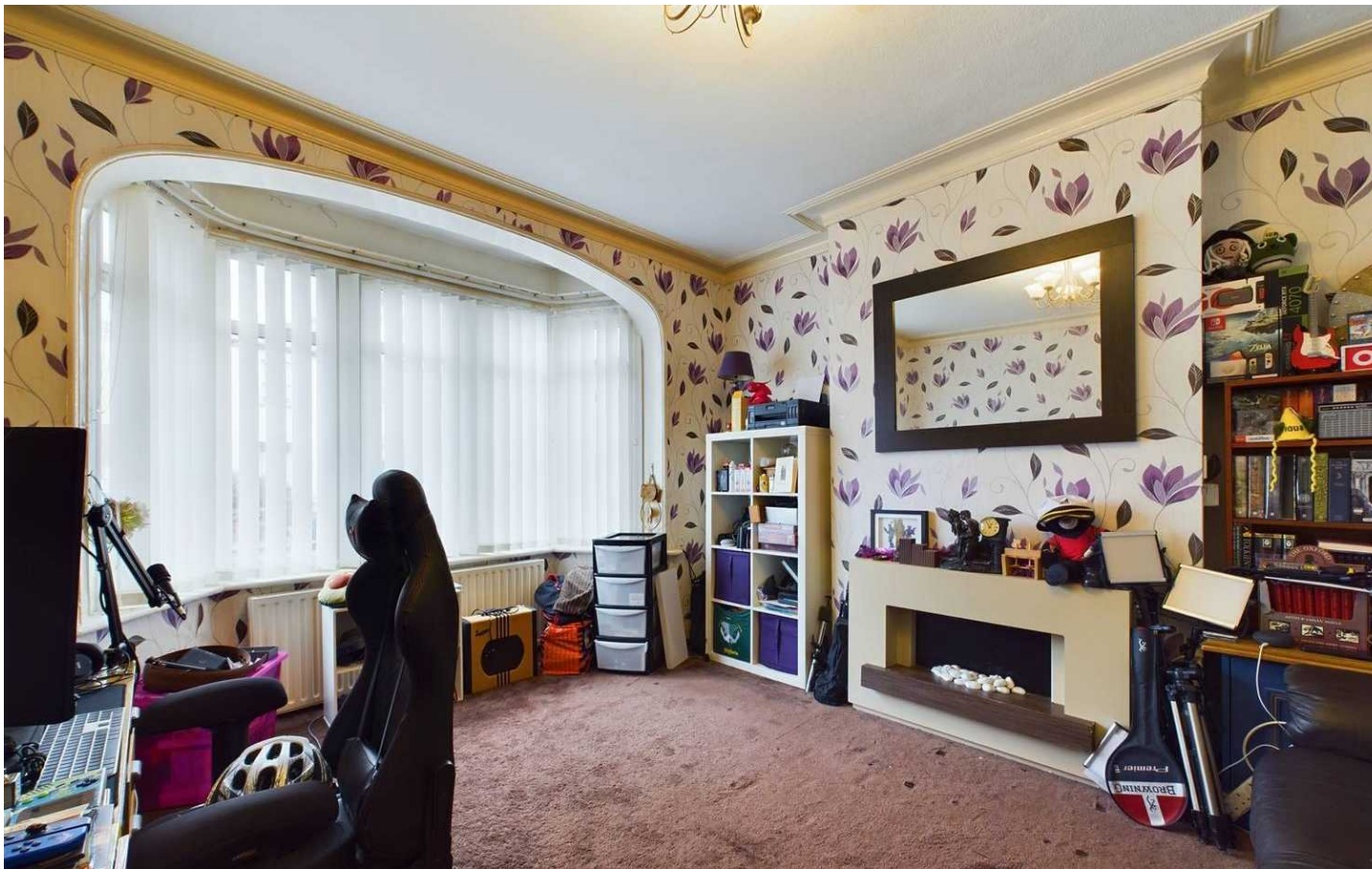
Entrance Hallway

Lounge
15' 0" x 13' 1" (4.57m x 3.98m)

Living / Dining Room
22' 5" x 10' 3" (6.82m x 3.13m)

Kitchen
15' 3" x 9' 10" (4.64m x 2.99m)

Utility Room
6' 3" x 9' 9" (1.91m x 2.96m)

First Floor Landing

Bedroom 1
15' 3" x 12' 9" (4.64m x 3.89m)

Bedroom 2
12' 0" x 10' 4" (3.67m x 3.15m)
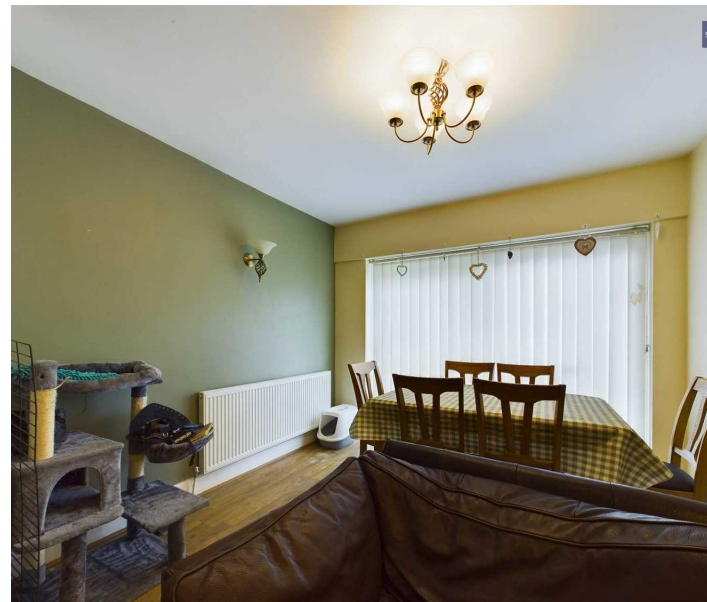
Bedroom 3
8' 7" x 8' 8" (2.61m x 2.64m)

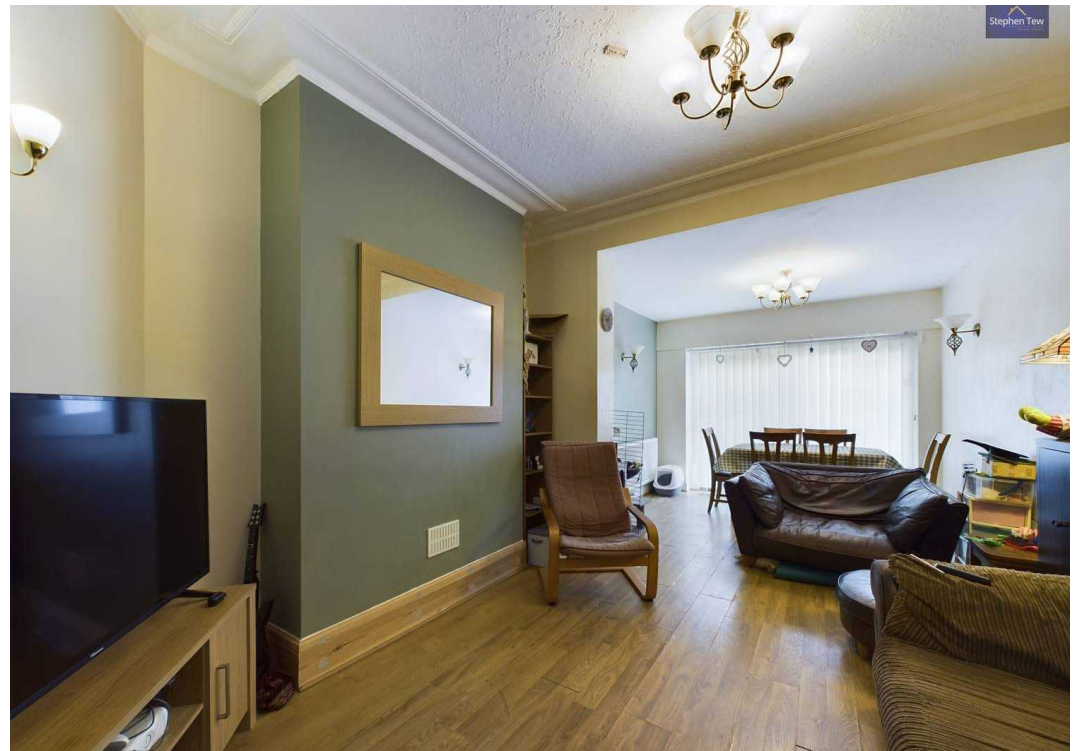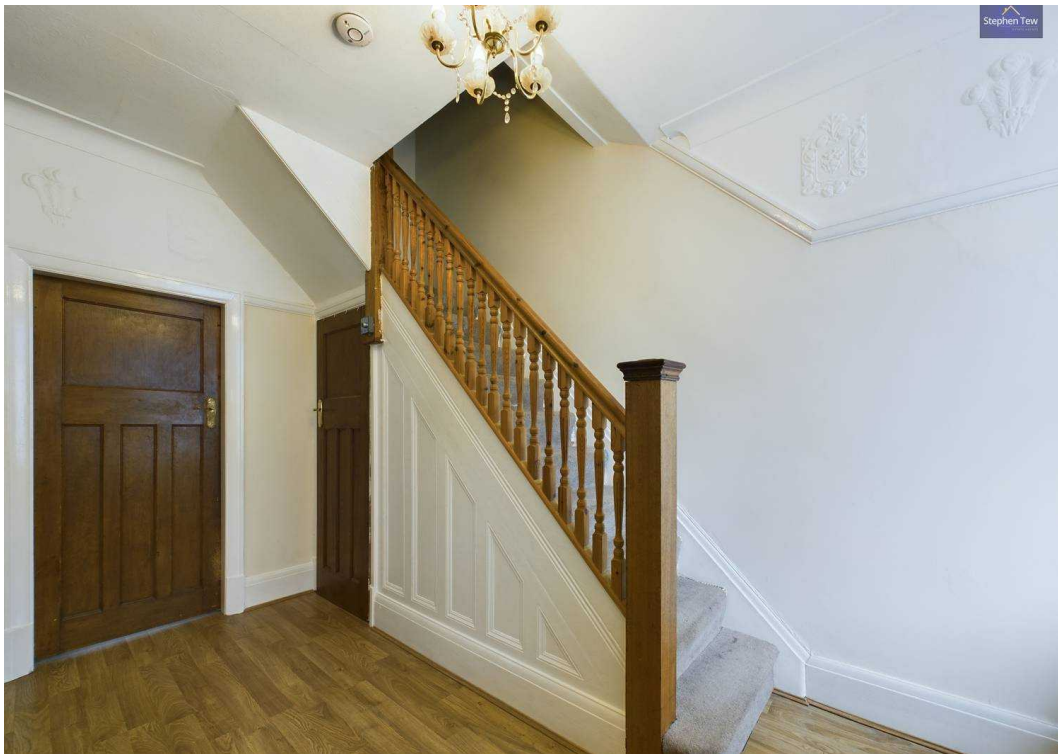**Bedroom 4**
6' 7" x 9' 11" (2.01m x 3.02m)

Bathroom
5' 4" x 6' 3" (1.63m x 1.91m)

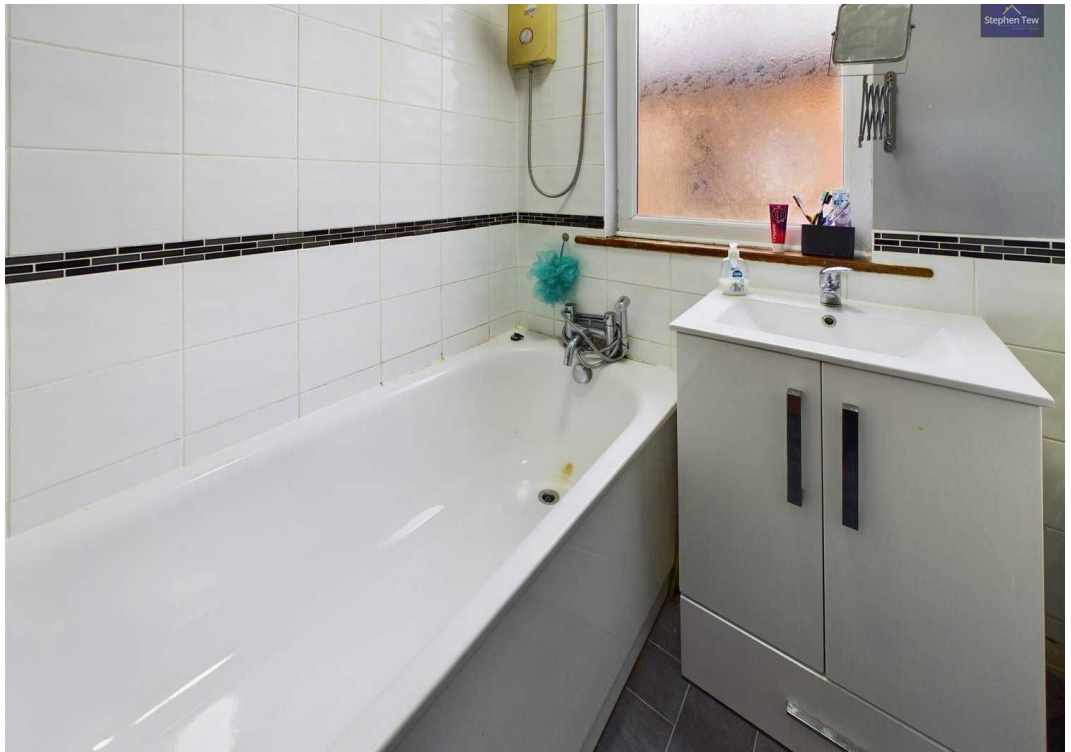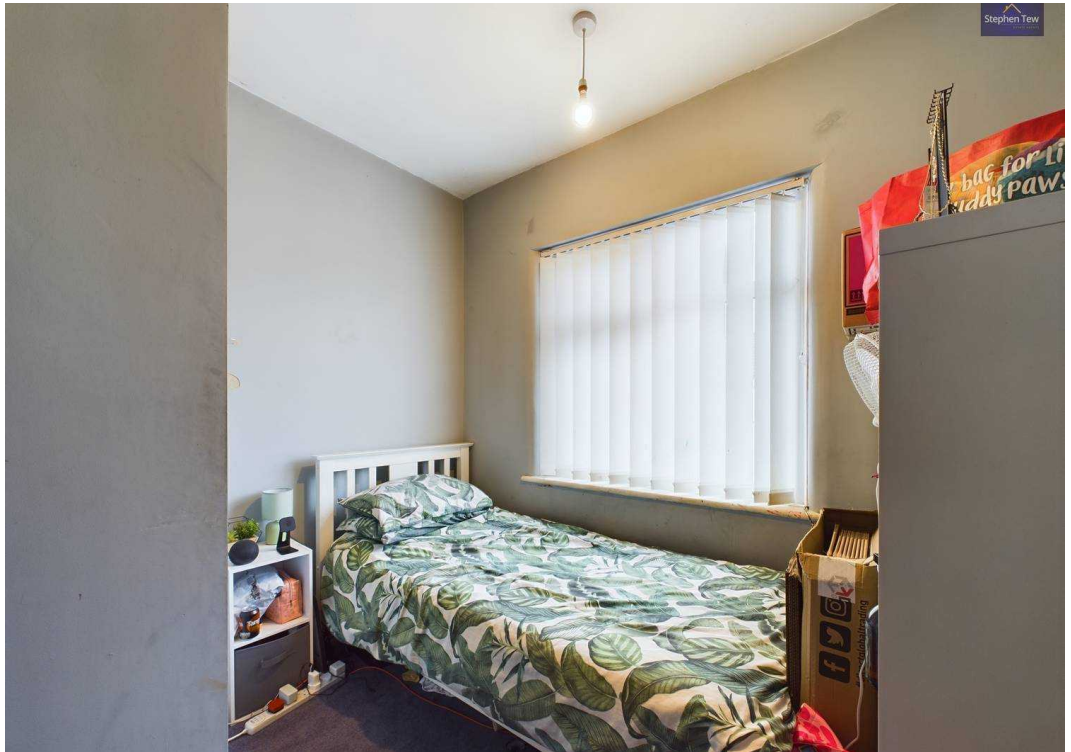**WC**

FRONT GARDEN

REAR GARDEN

DRIVEWAY

2 Parking Spaces

GARAGE

Single Garage

Stephen Tew
ESTATE AGENTS

Floor 1

Lounge
15'0" x 13'0"
4.57 x 3.98 m

Kitchen
15'2" x 9'9"
4.64 x 2.99 m

Utility Room
6'3" x 9'8"
1.91 x 2.96 m

Hallway
11'9" x 8'8"
3.58 x 2.64 m

Living / Dining Room
22'4" x 10'3"
6.82 x 3.13 m

Stephen Tew
ESTATE AGENTS

Approximate total area[1]
741.42 ft²
68.88 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Floor 1

Floor 2

Bedroom 1
15'2" x 12'9"
4.64 x 3.89 m

WC

Bathroom
5'4" x 6'3"
1.63 x 1.91 m

Bedroom 4
6'7" x 9'10"
2.01 x 3.02 m

Bedroom 3
8'6" x 8'8"
2.61 x 2.64 m

Bedroom 2
12'0" x 10'4"
3.67 x 3.15 m

Stephen Tew
ESTATE AGENTS

Approximate total area[1]
541.53 ft²
50.31 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Floor 2

Stephen Tew Estate Agents

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

01253 401111

info@stephentew.co.uk

www.stephentew.co.uk

Stephen Tew
ESTATE AGENTS