



36 Shetland Road, Blackpool

Blackpool

Offers Over **£175,000**

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This stunning 3 bedroom semi-detached house, recently modernised to a high standard within the last 12 months, is a true gem in the heart of a sought-after neighbourhood. The property welcomes you with a spacious hallway leading to a cosy lounge, followed by an open plan kitchen/diner that boasts premium features including patio doors that open out to the meticulously maintained garden. The modern kitchen, renovated in 2023, features a breakfast bar, handleless cabinets, and top-of-the-line integrated AEG induction hob, double oven, and grill. Additionally, the property offers three well-appointed bedrooms, one with fitted wardrobes, and a sleek 4-piece bathroom suite upgraded in 2023. A boarded loft provides extra storage space. Recent updates include new 'Luxury Vinyl Tiled' flooring in the hallway and kitchen/diner, modern radiators in key areas, a new uPVC front door, and wired LED lights under the stairs and kitchen cabinets. Exterior maintenance has not been overlooked, with external flashing replaced, chimney stack re-pointed and capped, and water pumps installed in both the front and rear gardens to manage excess water build-up.

Step outside into the spacious outside space, where you are greeted by the charming paved front garden providing off-road parking and convenient side access to the property. The enclosed west-facing rear garden is a true oasis, featuring an Indian stone patio perfect for al fresco dining, a section of artificial turf for low maintenance enjoyment, and a lush lawn area ideal for outdoor recreation. A brick-built garage to the rear, with a remote-controlled electric roller door, has been cleverly converted into a fantastic outdoor living/entertainment area complete with power, light, internet connection, and storage units.

With a blend of modern interior comforts and delightful outdoor living spaces, this beautifully updated property offers a perfect blend of style, functionality, and comfort for its next fortunate owners.

Council Tax band: B

Tenure: Freehold

- 3 Bedroom semi-detached home, recently modernised throughout, to a high standard, within the last 12 months
- Hallway, Lounge, Open Plan Kitchen/Diner with patio doors leading out to the garden





Hallway
11' 10" x 5' 8" (3.60m x 1.73m)

Lounge
10' 3" x 9' 9" (3.12m x 2.96m)

Kitchen/Diner
11' 9" x 17' 1" (3.57m x 5.21m)

Landing
6' 11" x 4' 3" (2.12m x 1.30m)

Bedroom 1
10' 3" x 10' 3" (3.13m x 3.12m)

Bedroom 2
11' 8" x 9' 3" (3.56m x 2.82m)

Bedroom 3
7' 2" x 6' 6" (2.18m x 1.98m)

Bathroom
7' 6" x 7' 5" (2.29m x 2.26m)

Outdoor Living/Entertainment Room
18' 1" x 19' 1" (5.50m x 5.82m)





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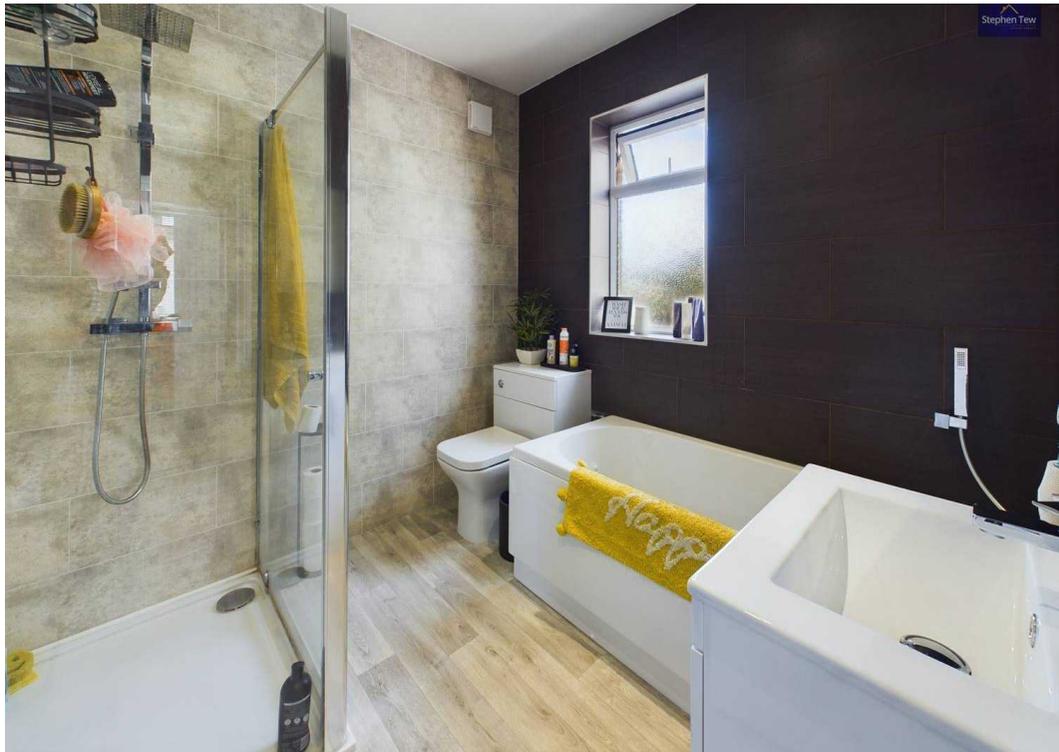
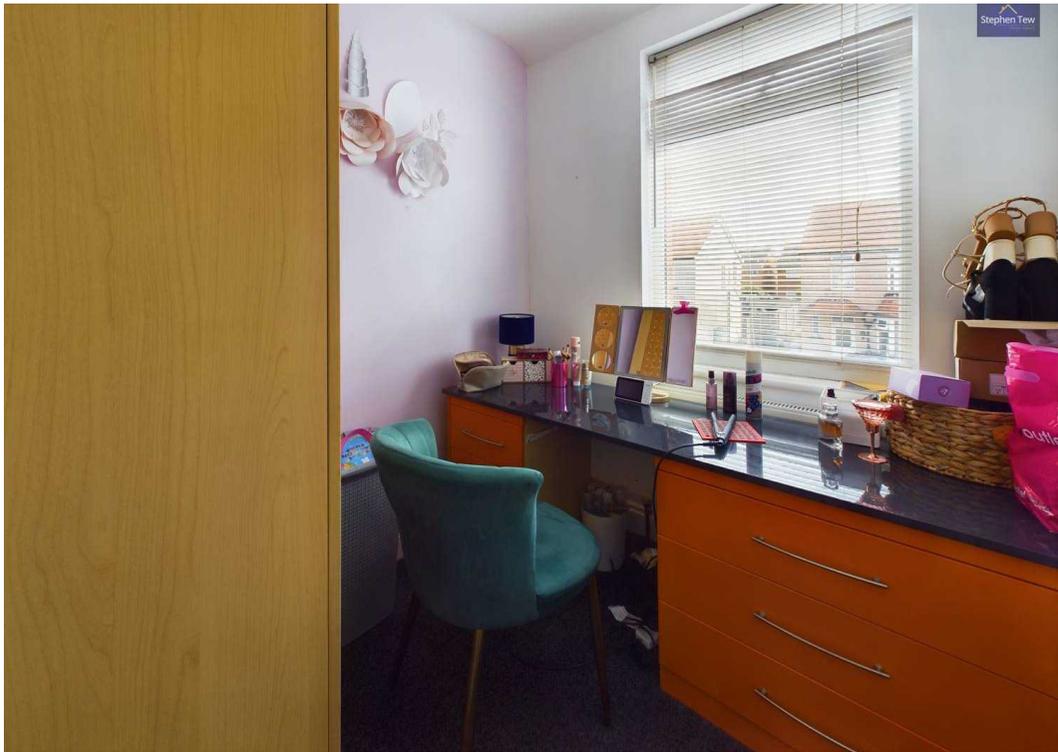
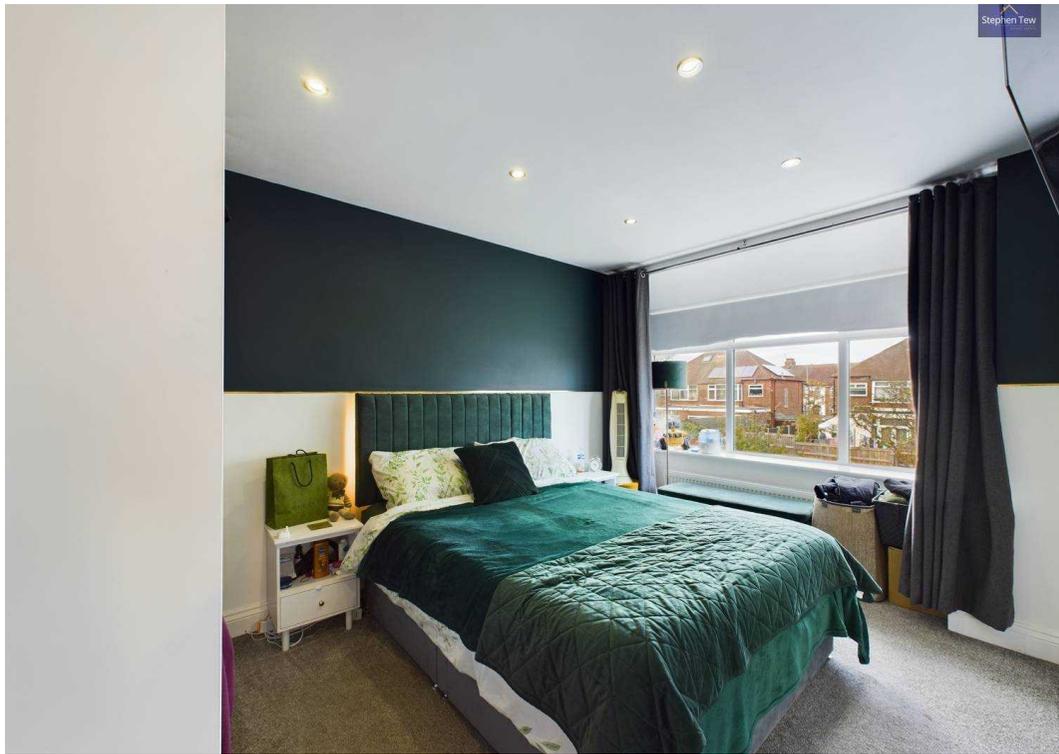
Bedroom 2
11' 8" x 9' 3" (3.56m x 2.82m)

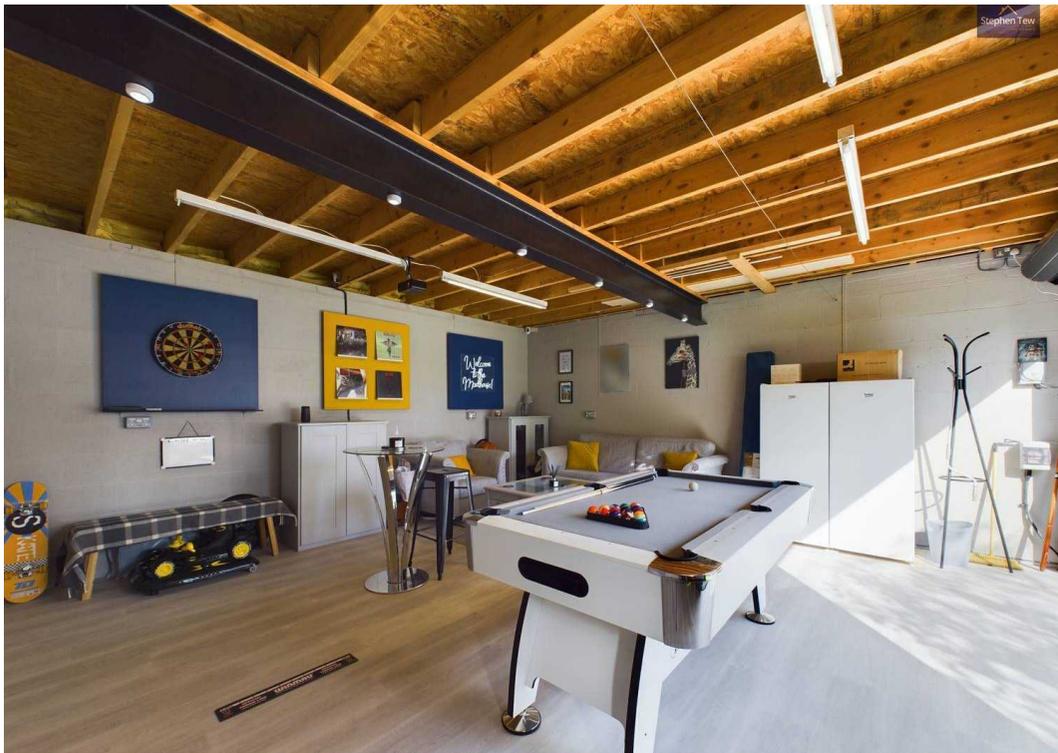
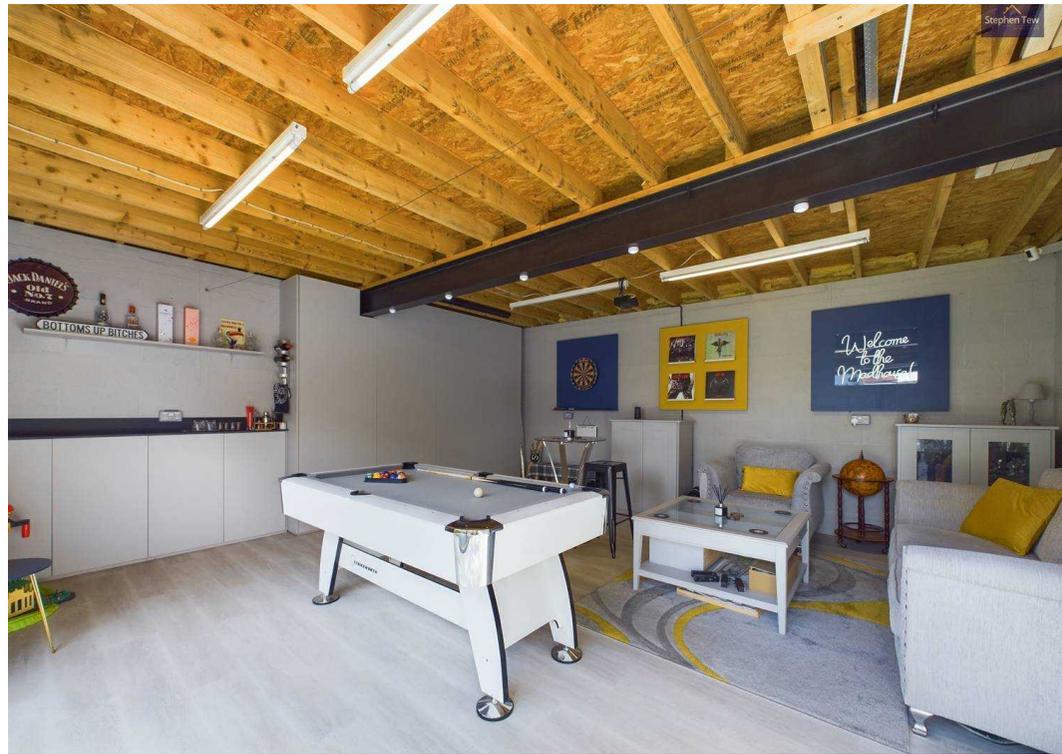
Bedroom 3
7' 2" x 6' 6" (2.18m x 1.98m)

Bathroom
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Outdoor Living/Entertainment Room
18' 1" x 19' 1" (5.50m x 5.82m)









FRONT GARDEN

Paved front garden area also providing off-road parking and access to the side of the property.

REAR GARDEN

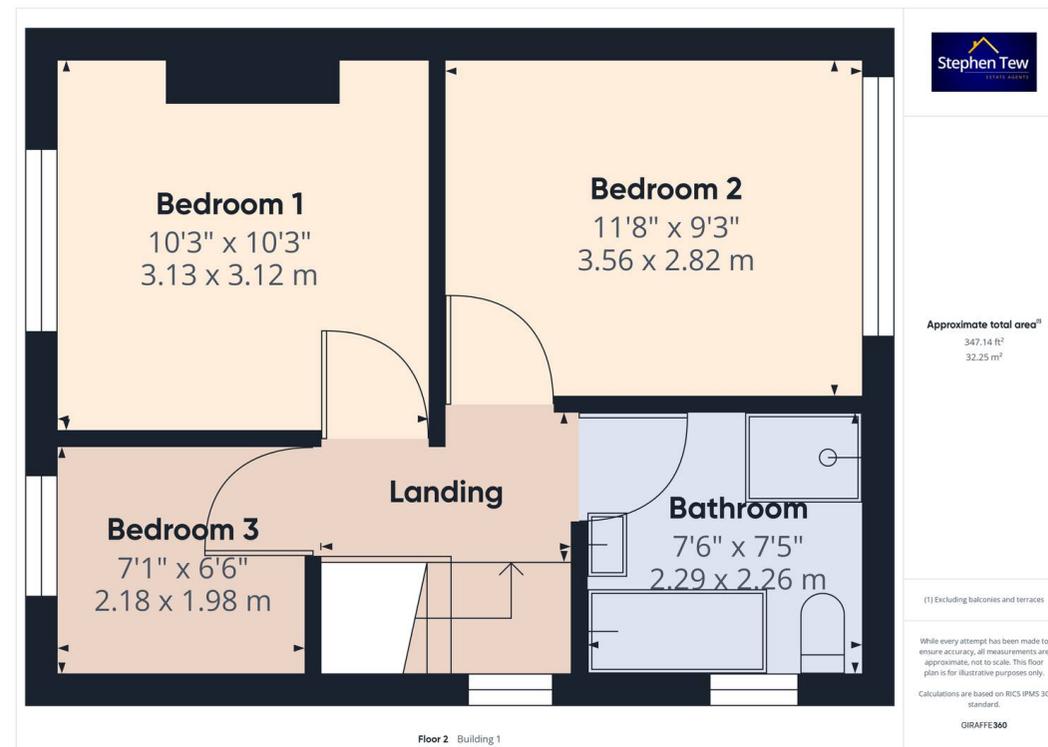
Enclosed west facing rear garden with Indian stone patio, artificial turf and laid to lawn area. Brick built Garage converted into a living/entertainment space complete with power, light, internet connection and storage units.

OFF STREET

1 Parking Space

Off-road parking to the front of the property.









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