

31 Forest Gate, Blackpool
Blackpool

£215,000

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Blackpool

Nestled in a prime location, this beautifully presented 3 bedroom semi-detached family home offers a charming blend of style and comfort. Situated within close proximity to the picturesque Stanley Park, this property exudes a warm and inviting atmosphere. Upon entering, you are greeted by an entrance vestibule leading to a spacious hallway, setting the tone for the rest of the house. The lounge provides a cosy retreat, while the open-plan kitchen/living/dining room is perfect for entertaining, with patio doors seamlessly connecting the indoors to the outdoors.

The modern kitchen boasts integrated appliances, including a fridge, freezer, dishwasher, electric oven, 5-ring gas hob, and a wine cooler, catering to all your culinary needs. Additionally, under the stairs space can be utilised as a utility/storage area. Upstairs, the three bedrooms all offer fitted wardrobes, providing ample storage space, while the luxurious 4-piece suite bathroom features a relaxing Jacuzzi bath. This property is offered with no onward chain, giving you the opportunity to make it your own without delay. An added benefit comes in the form of a new boiler installed within the last 12 months, still under warranty, ensuring your peace of mind for the future.

Outside, the property continues to impress with off-road parking to the front, providing ease and convenience for residents and guests alike. The south-facing garden at the rear is a private oasis, featuring composite decking, artificial lawn, and steps leading down to a paved area with access to a storage shed. Offering a perfect blend of indoor and outdoor living spaces, this property is a rare find and a true gem in a sought-after location. An ideal home for families or professionals seeking style, comfort, and practicality in one delightful package.

Council Tax band: C

Tenure: Freehold





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Entrance Vestibule
3' 8" x 3' 11" (1.13m x 1.20m)

Hallway
15' 3" x 6' 9" (4.64m x 2.06m)

Lounge
13' 8" x 12' 8" (4.17m x 3.87m)

Dining/Living Room
16' 0" x 13' 1" (4.87m x 4.00m)

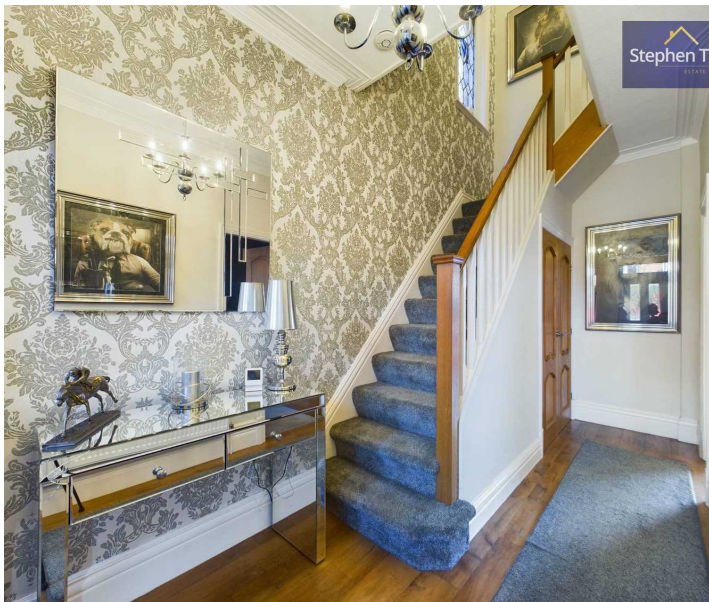
Kitchen
15' 6" x 8' 10" (4.72m x 2.68m)

Landing
8' 8" x 3' 11" (2.65m x 1.19m)

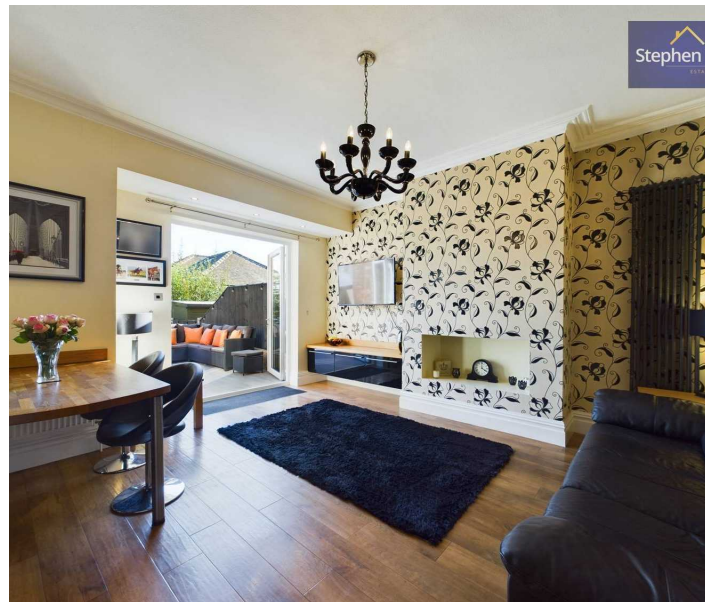
Bedroom 1
13' 5" x 11' 7" (4.09m x 3.54m)

Bedroom 2
14' 1" x 11' 4" (4.28m x 3.46m)

Bedroom 3
10' 3" x 7' 9" (3.13m x 2.36m)

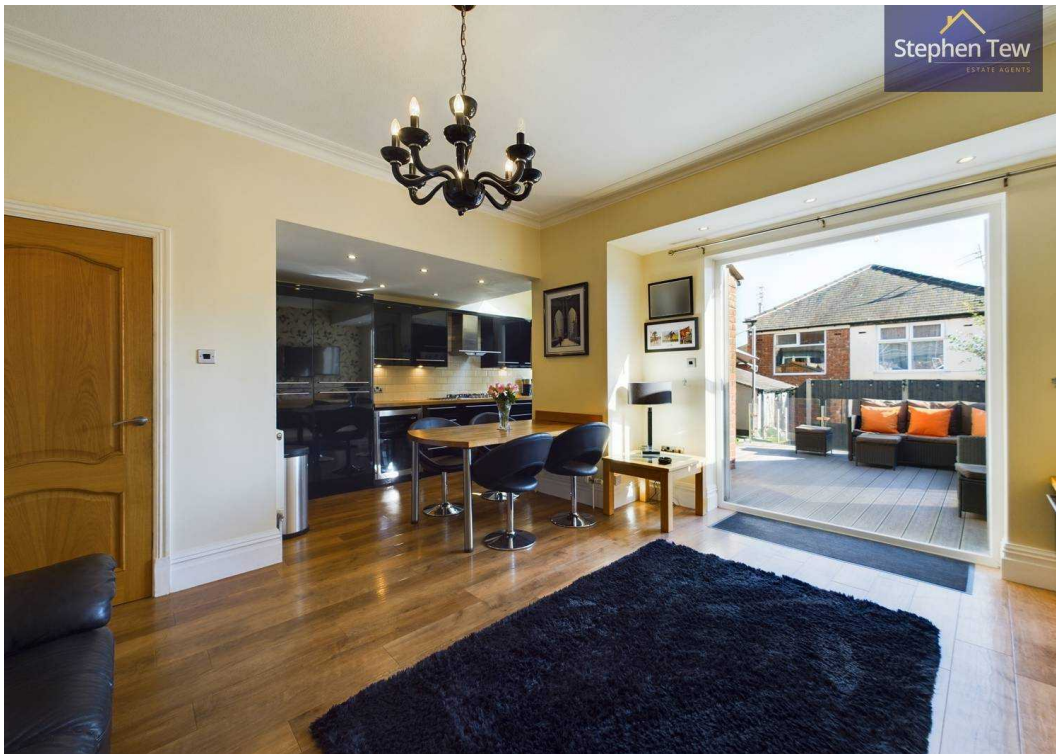


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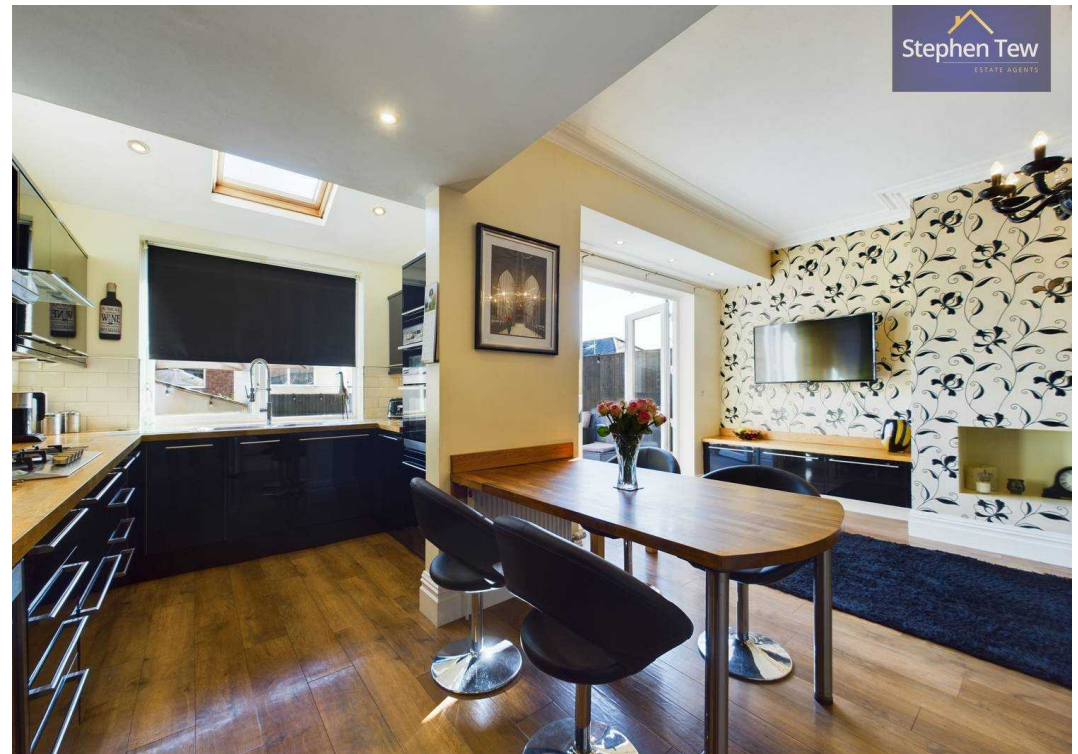


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Bathroom
8' 2" x 7' 7" (2.49m x 2.31m)



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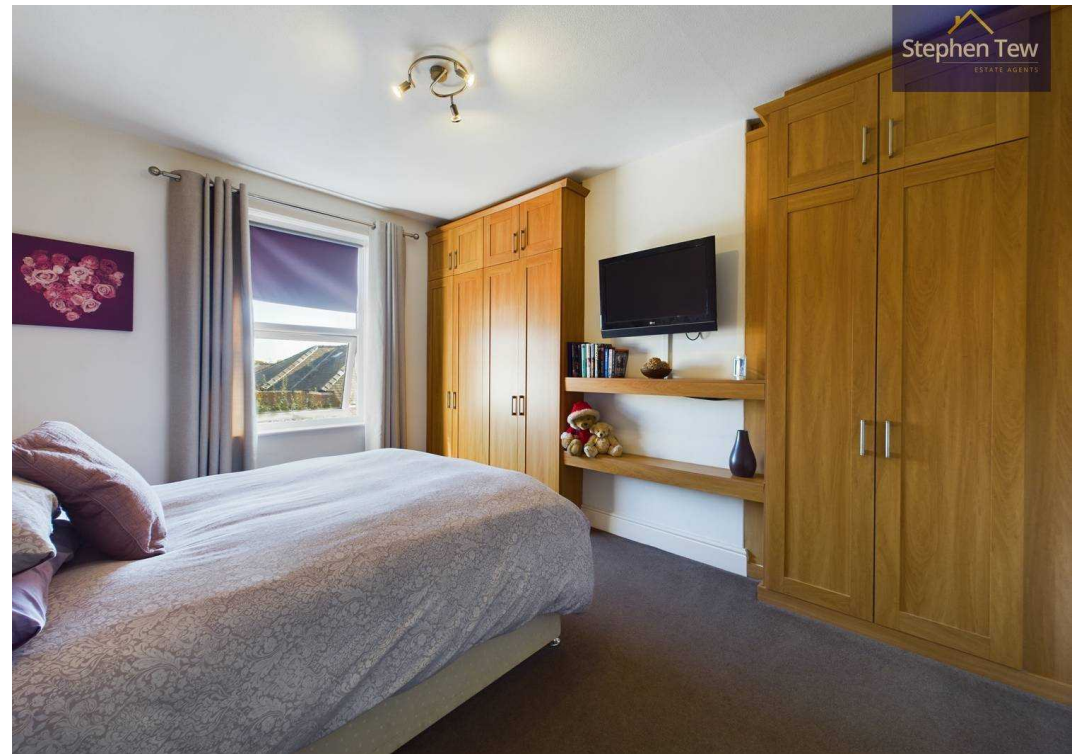
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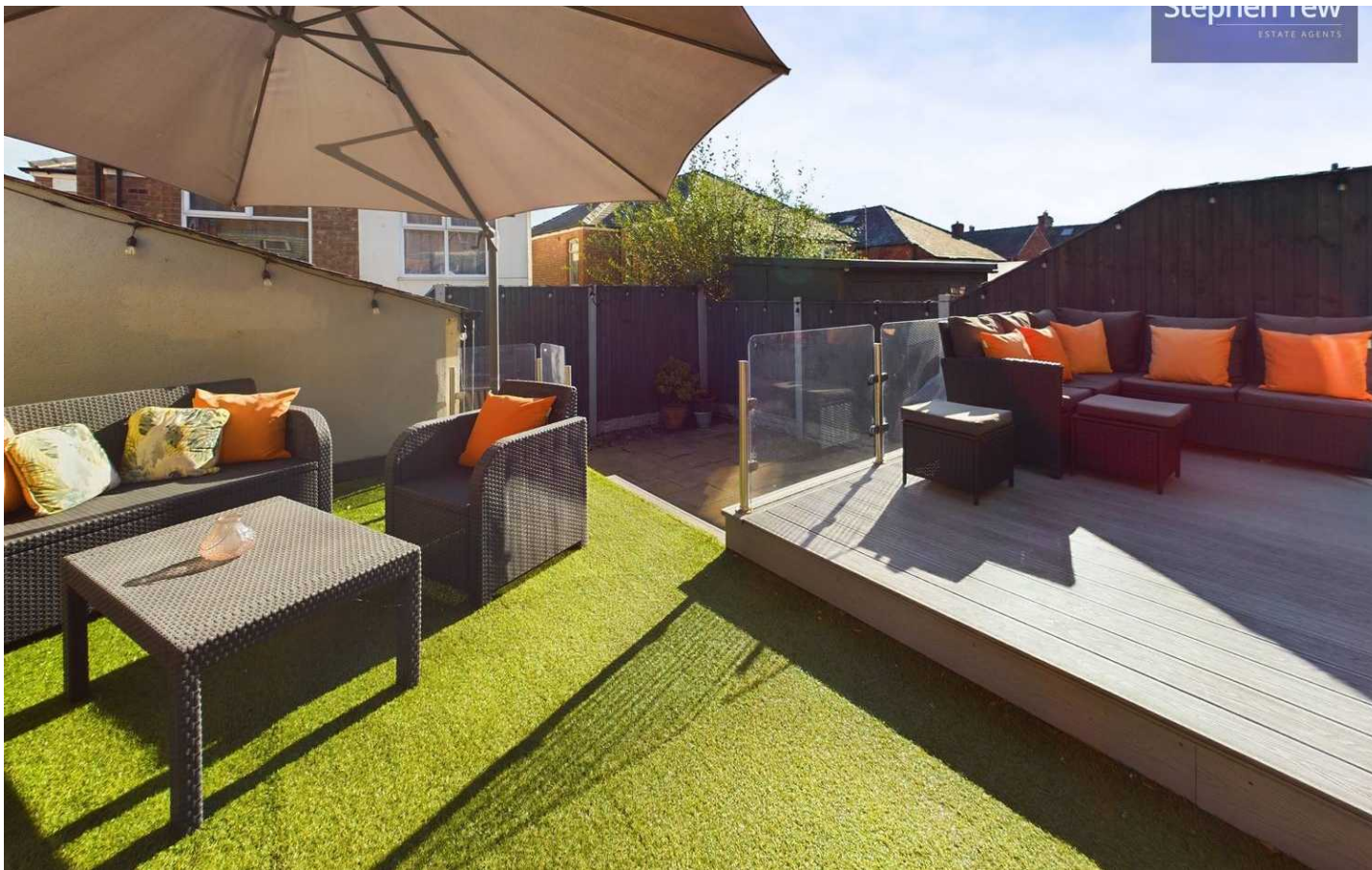


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FRONT GARDEN

Off road parking to the front

REAR GARDEN

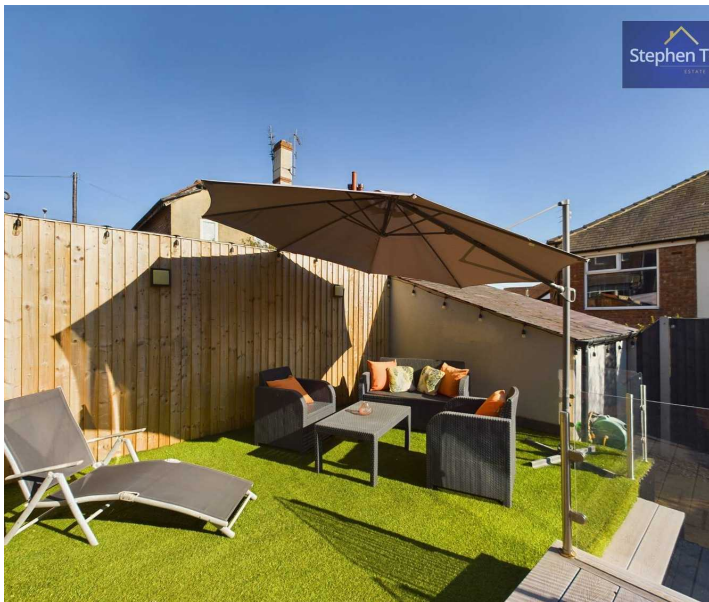
Enclosed south facing garden to the rear with composite decking, artificial lawn and steps leading down to a paved area with access to a storage shed

Off street

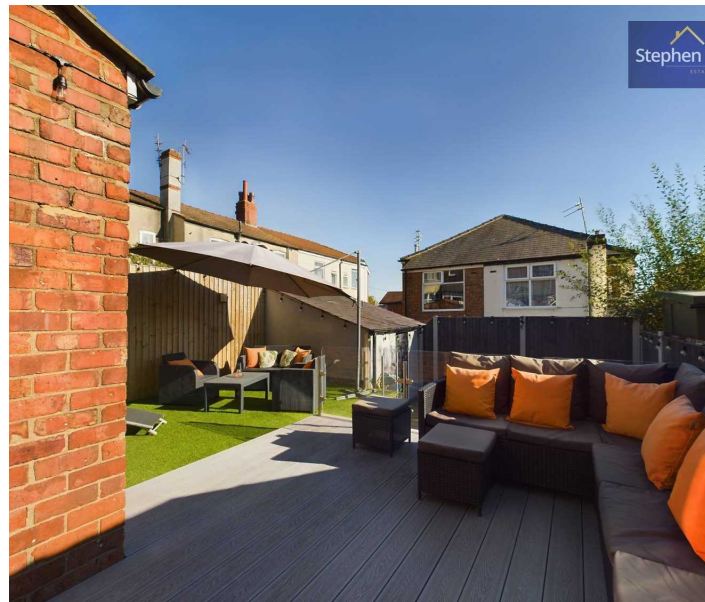
2 Parking Spaces

Off Road Parking to the front

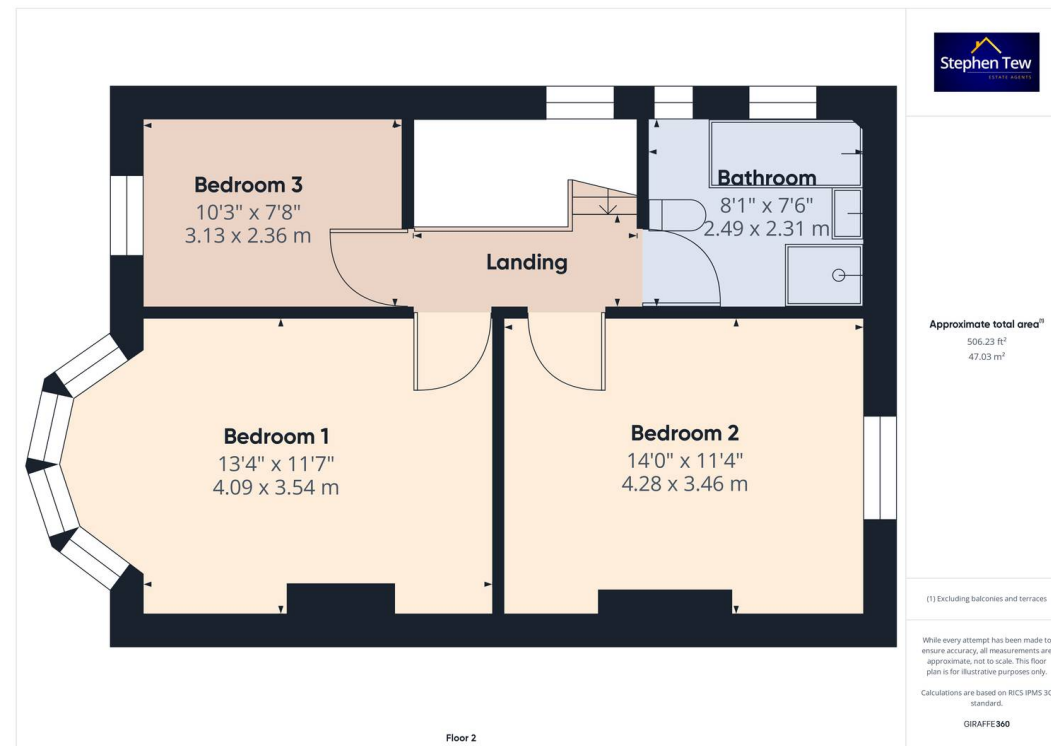
- Beautifully Presented 3 Bedroom Semi Detached Family Home
- Fantastic Location, Within Close Proximity To The Picturesque Stanley Park
- Entrance Vestibule, Hallway, Lounge, Open Plan Kitchen/Living/Dining Room With Patio Doors Leading Out To The Garden
- Under Stairs Utility Space
- Open Plan Kitchen/Diner Boasting Integrated Kitchen Appliances Including; Fridge, Freezer, Dishwasher, Electric Oven, 5 Ring Gas Hob, Wine Cooler
- 3 Bedrooms, All With Fitted Wardrobes, 4 Piece Suite Bathroom With Jacuzzi Bath
- No Onward Chain
- New Boiler Installed Within The Last 12 Months, Still Under Warranty



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