



**22 Annan Crescent, Blackpool**

Blackpool

Offers Over **£140,000**



# 22 Annan Crescent

## Blackpool

Nestled on a peaceful cul-de-sac, this charming 2-bedroom semi-detached bungalow presents a rare opportunity for those seeking a delightful home in a prime location. Boasting a no onward chain status, this true bungalow offers a well-thought-out layout including an entrance vestibule, hallway, spacious lounge/dining area with patio doors opening out to the South facing garden, a modern kitchen fitted in 2024, a 3 piece suite bathroom, and two inviting bedrooms, one of which features fitted wardrobes. The property benefits from being in close proximity to an array of local shops, amenities, and excellent transport links, adding to the convenience and appeal of this residence.

Moving to the outside space, the property features a paved garden at the front with a shared driveway, providing ease of access for vehicles. An enclosed garden at the rear offers a tranquil setting and serves as the perfect spot for outdoor relaxation or entertaining guests. Further enhancing the property's appeal is the presence of a garage that was built in 2020, ideal for secure parking or additional storage needs.

In summary, this wonderful bungalow not only provides a comfortable living environment but also offers a sought-after outdoor lifestyle, making it a must-see property with endless possibilities for the discerning buyer.

Council Tax band: B

Tenure: Freehold







- No Onward Chain
- 2 Bedroom True Bungalow On Quiet Cul-De-Sac
- Great Location Close To Shops, Amenities And Transport Links
- Entrance Vestibule, Hallway, Lounge/Dining Area With Patio Doors Leading Out To The Garden, Kitchen, Bathroom, 2 Bedrooms, 1 With Fitted Wardrobes
- Modern Kitchen Fitted In 2024
- South Facing Garden, Garage (Newly Built In 2020), Shared Driveway
- New Combi Boiler Fitted 2024 With 7 Years Warranty
- Gas Safety Certificate Valid Until October 2025

#### **Entrance Vestibule**

6' 5" x 2' 5" (1.96m x 0.73m)

#### **Hallway**

6' 4" x 5' 0" (1.94m x 1.53m)

#### **Lounge**

14' 4" x 11' 1" (4.38m x 3.39m)

#### **Dining Area**

5' 7" x 9' 7" (1.69m x 2.92m)

#### **Kitchen**

9' 7" x 7' 6" (2.93m x 2.28m)

#### **Bedroom 1**

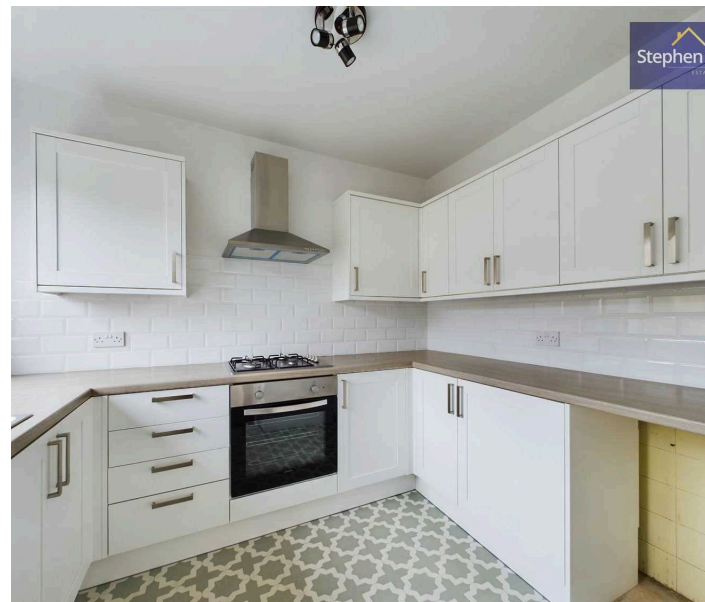
13' 8" x 11' 2" (4.16m x 3.40m)

#### **Bedroom 2**

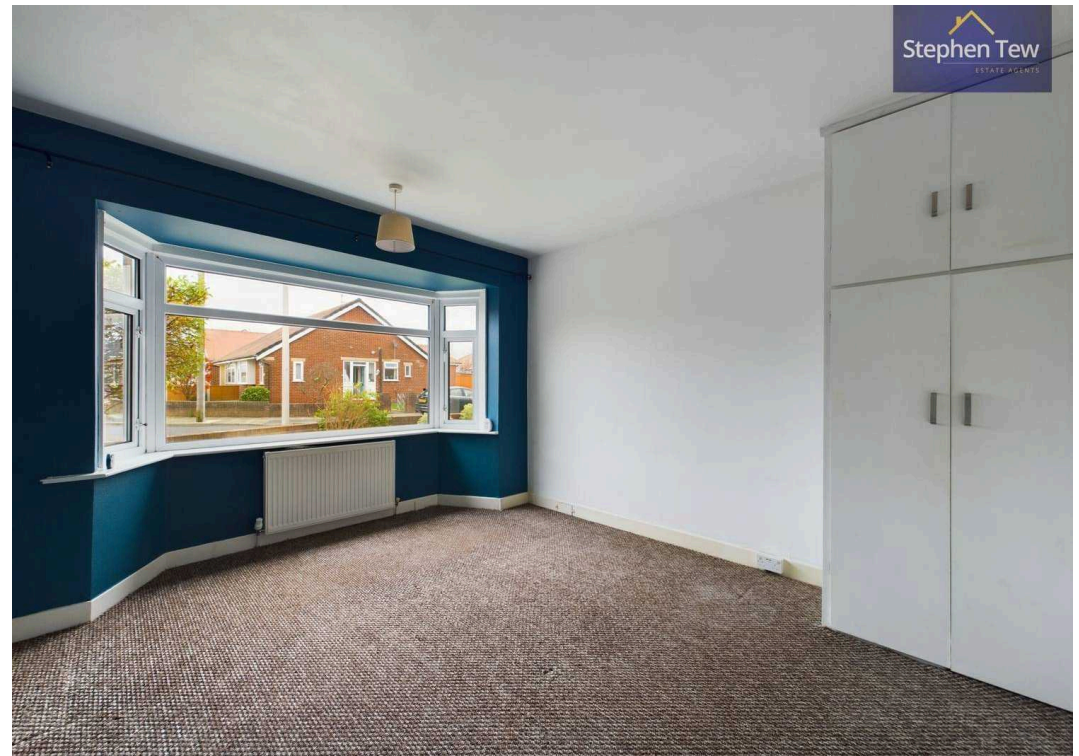
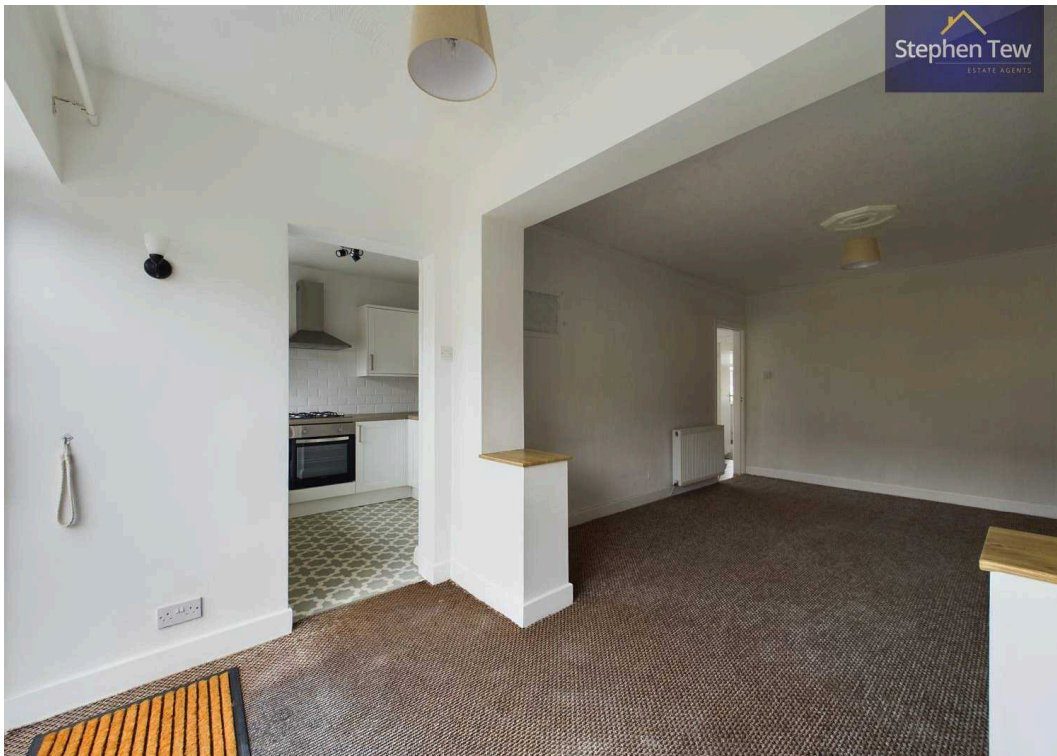
8' 7" x 7' 6" (2.62m x 2.28m)

#### **Bathroom**

7' 5" x 7' 7" (2.27m x 2.30m)











**FRONT GARDEN**

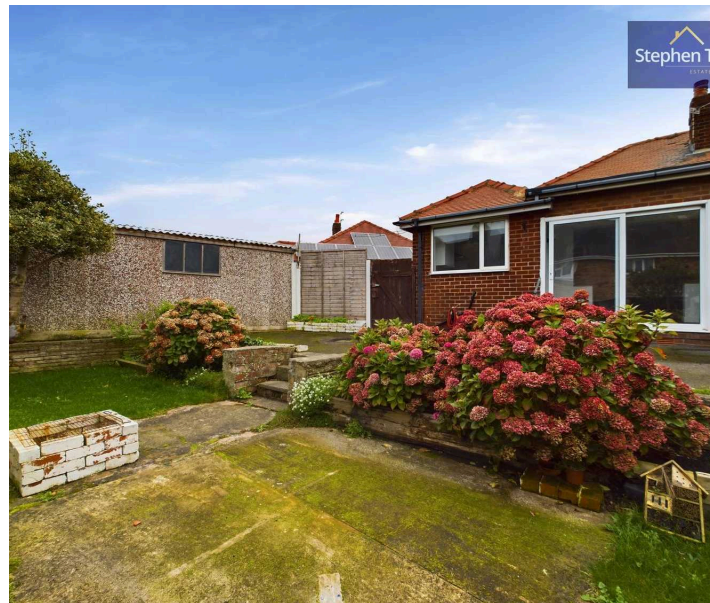
Paved garden to the front with shared driveway

**REAR GARDEN**

Enclosed garden to the rear with access to the garage

**GARAGE**

Single Garage









## 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)

