



174 Grasmere Road, Blackpool

Blackpool

Offers Over £100,000



# 174 Grasmere Road

Blackpool, Blackpool

Presenting this charming 3 Bedroom Mid-Terraced House, boasting a perfect blend of modern convenience and classic allure. Step into the inviting kitchen, equipped with a gas hob and integrated oven, complemented by ample storage cabinets for your culinary essentials. (Imagine savouring morning coffees by the large bay windows, which flood the space with abundant natural light.)

The property prides itself on a shower enclosure that adds a touch of luxury to daily routines. A cosy fireplace with a wooden mantel graces the open plan living area, creating a warm and welcoming ambience to unwind and entertain. (Period features and a classic brick facade lend a timeless elegance to the interiors, enriching the overall aesthetic.)

Nestled within this residence is a low-maintenance paved garden, providing a tranquil outdoor sanctuary for relaxation and leisure. (Perfect for hosting intimate gatherings or simply basking in the tranquillity of your own private retreat.)

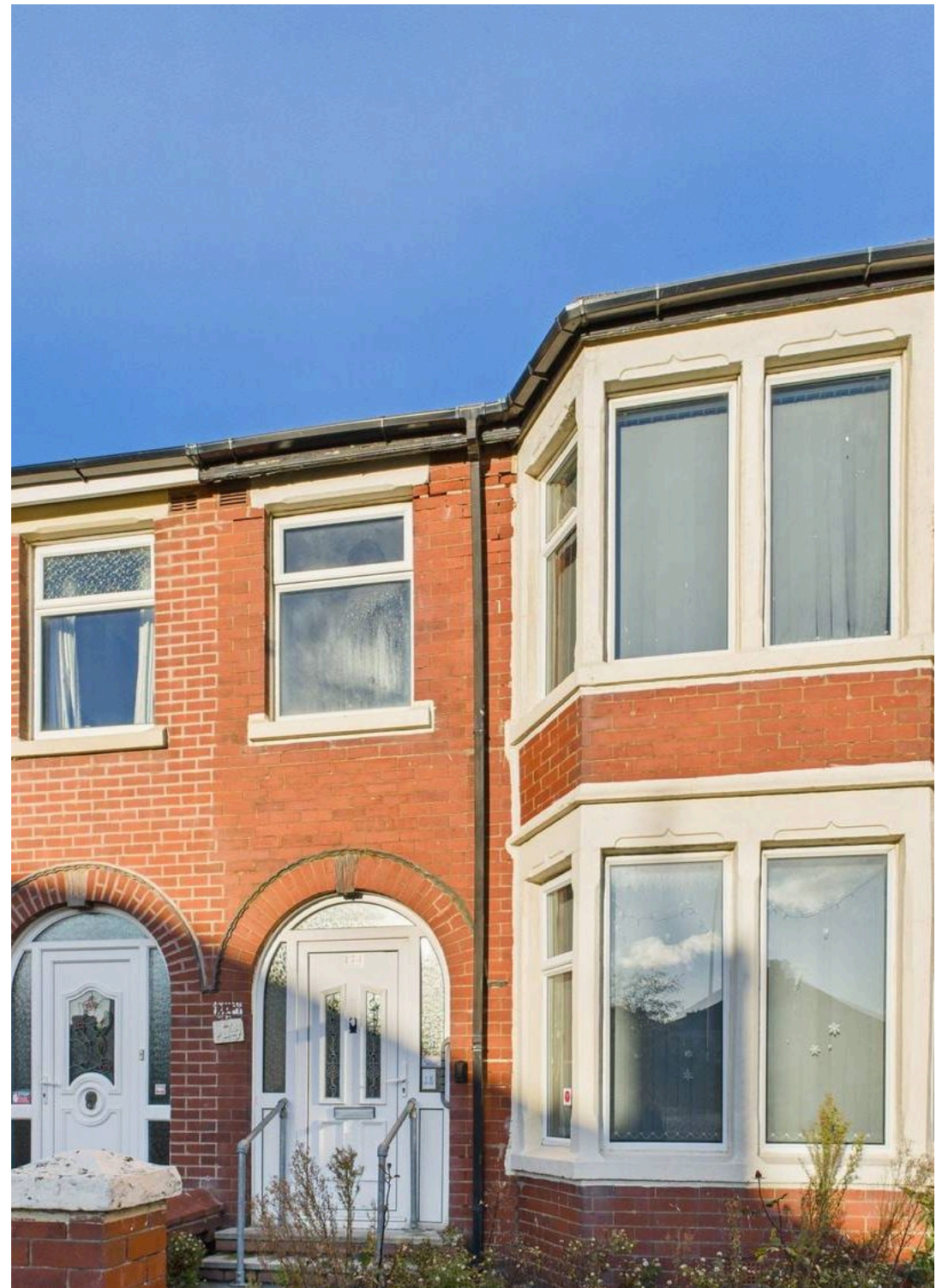
Located in a sought-after neighbourhood, this property is within proximity to essential amenities, schools, and transportation links, ensuring convenience and connectivity. (A perfect haven for families seeking a harmonious balance between comfort and practicality.)

Don't miss out on this opportunity to make this property your new home. Book a viewing today and let your journey to a refined living experience begin here. (Welcome home.)

Council Tax band: A

Tenure: Freehold

- kitchen with gas hob and integrated oven
- Ample kitchen storage cabinets
- shower enclosure
- Large bay windows
- Abundant natural light throughout
- Cosy fireplace with wooden mantel







### **Lounge**

14' 1" x 10' 10" (4.29m x 3.31m)

### **Dining Room**

14' 6" x 10' 11" (4.42m x 3.34m)

### **Kitchen**

11' 7" x 6' 0" (3.53m x 1.82m)

### **Bedroom 1**

13' 11" x 11' 0" (4.24m x 3.35m)

### **Bedroom 2**

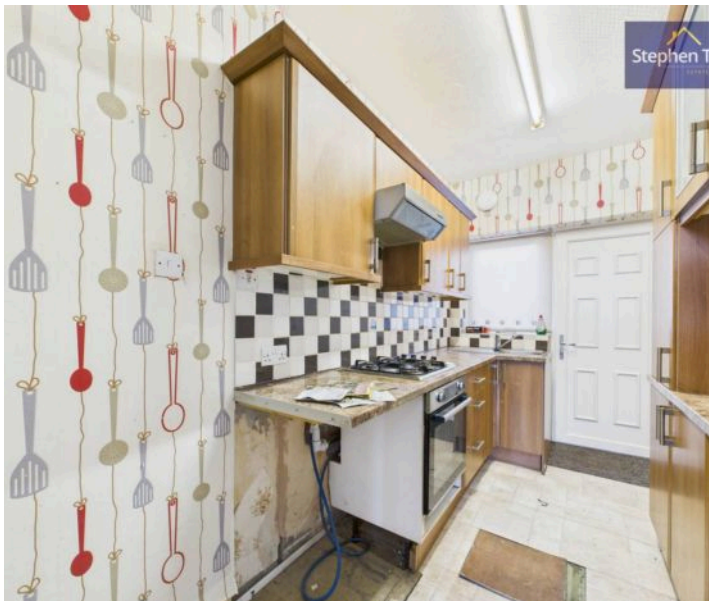
14' 5" x 10' 11" (4.39m x 3.33m)

### **Box Room**

7' 0" x 5' 11" (2.14m x 1.81m)

### **Bathroom**

7' 3" x 6' 2" (2.21m x 1.89m)









Approximate total area<sup>(1)</sup>  
439 ft<sup>2</sup>  
40.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Approximate total area<sup>(1)</sup>  
412 ft<sup>2</sup>  
38.3 m<sup>2</sup>

(1) Excluding balconies and terraces

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