



**75 Mere Road, Blackpool**

Blackpool

Offers Over **£270,000**



# 75 Mere Road

## Blackpool

Nestled in a sought-after residential area adjacent to the picturesque Stanley Park Entrance, this exceptional Individual Detached House presents an enticing opportunity for discerning buyers. The property opens to an inviting Entrance Vestibule leading to a spacious Hallway, a convenient Ground Floor WC, and a cosy Lounge featuring a striking Log Burner for those chilly evenings. The heart of the home is the stunning Fitted Dining Kitchen equipped with underfloor heating, modern built-in appliances, and a bright Conservatory offering tranquil garden views. A versatile Ground Floor Bedroom, ideal for additional living space or a home office, adds flexibility to the layout. Upstairs, the property boasts three well-appointed Bedrooms and a stylish Bathroom with newly refurbished Hans Grohe rain shower fittings.

Practical amenities include Gas Central Heating and uPVC Double Glazing, ensuring year-round comfort. Outside, the property benefits from Off Road Parking with an installed Electric Vehicle (EV) Charger, catering to eco-conscious residents. The enclosed South Facing Garden provides a private outdoor oasis, complete with a separate Outbuilding offering potential for diverse uses.

Council Tax band: D

Tenure: Freehold







## Entrance Vestibule

## Hallway

4' 0" x 13' 3" (1.22m x 4.04m)

## WC

5' 7" x 5' 0" (1.70m x 1.52m)

## Lounge

14' 11" x 13' 1" (4.55m x 4.00m)

## Dining Kitchen

28' 2" x 14' 8" (8.59m x 4.48m)

## Conservatory

10' 1" x 9' 7" (3.08m x 2.91m)

## Bedroom 4

9' 4" x 9' 1" (2.85m x 2.76m)

## First Floor Landing

## Bedroom 1

11' 6" x 10' 11" (3.50m x 3.34m)

## Bedroom 2

13' 7" x 8' 2" (4.15m x 2.48m)

## Bedroom 3

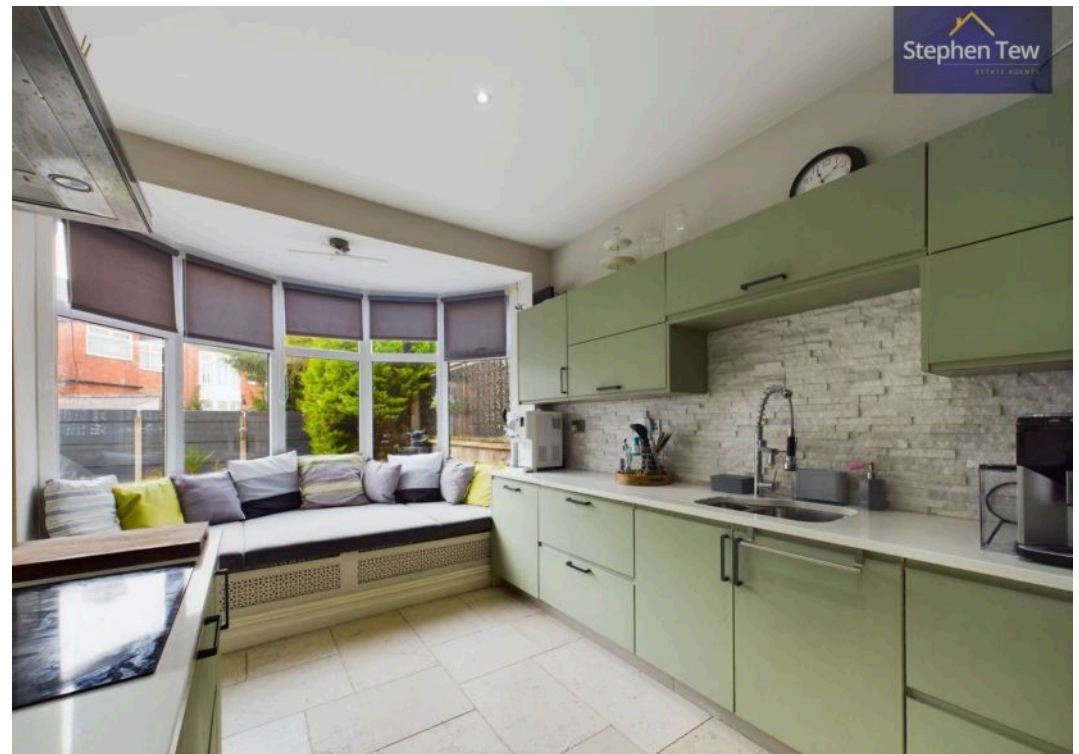
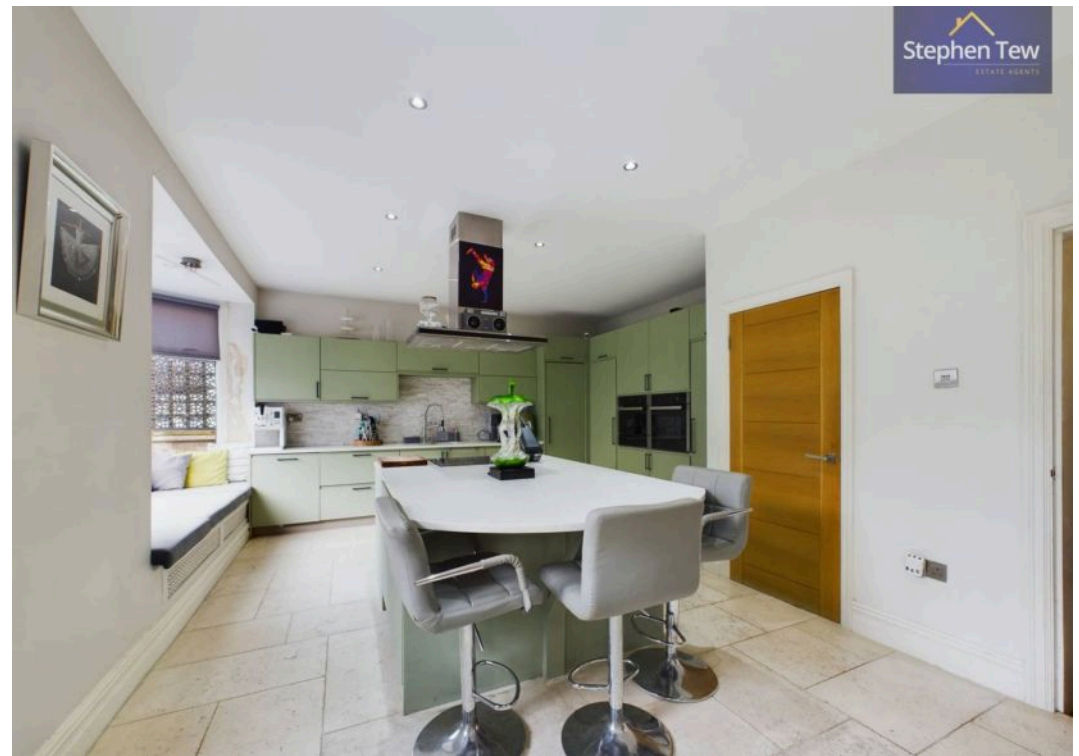
12' 6" x 8' 2" (3.81m x 2.48m)

## Bathroom

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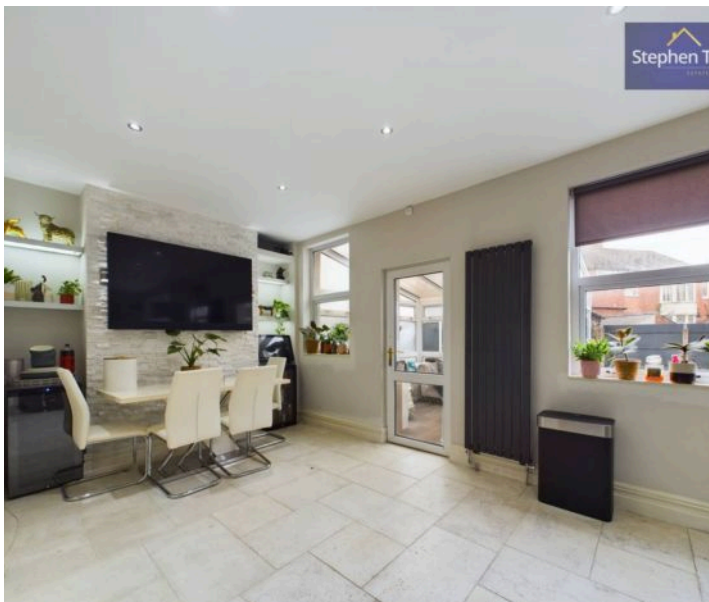
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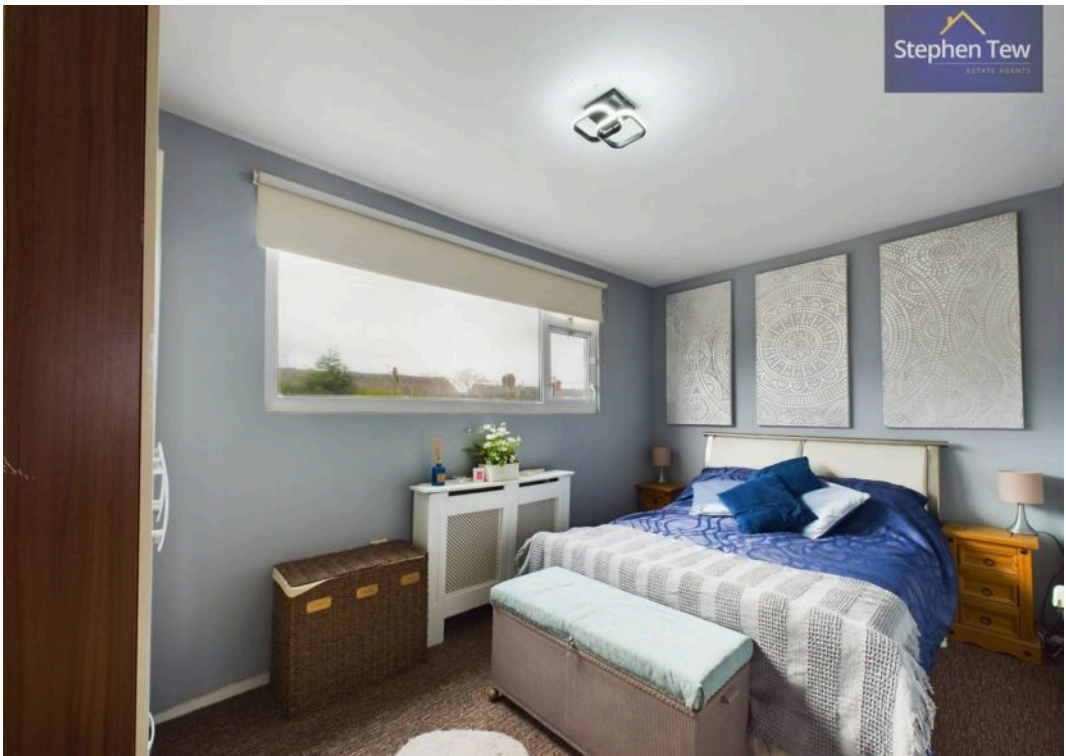
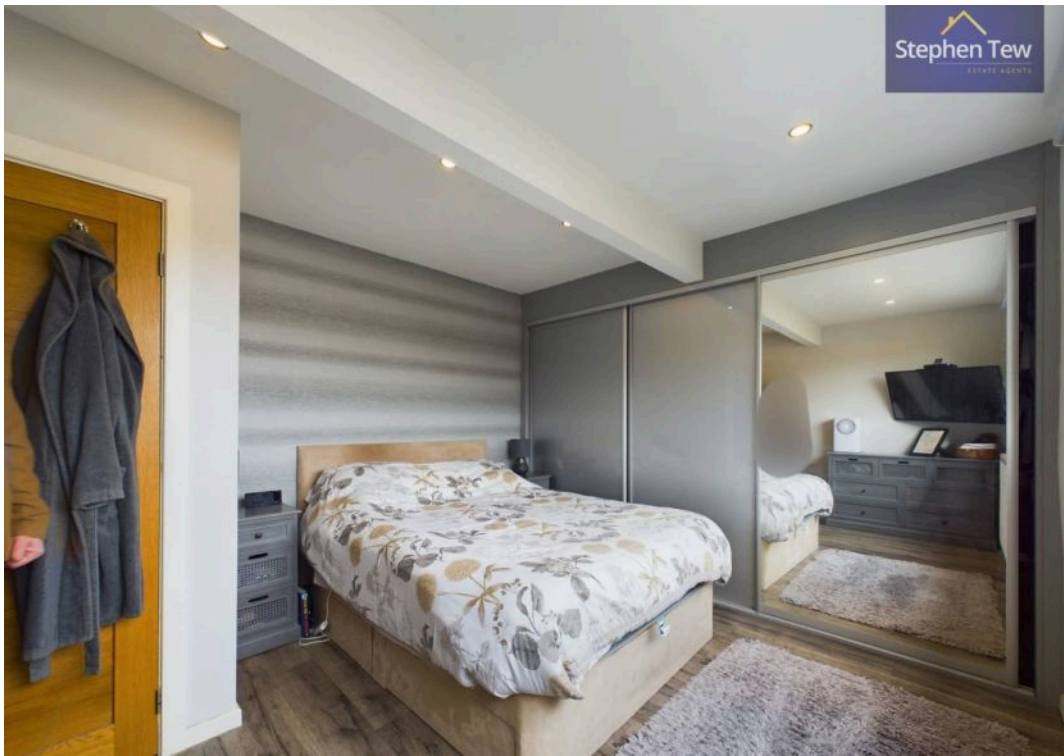
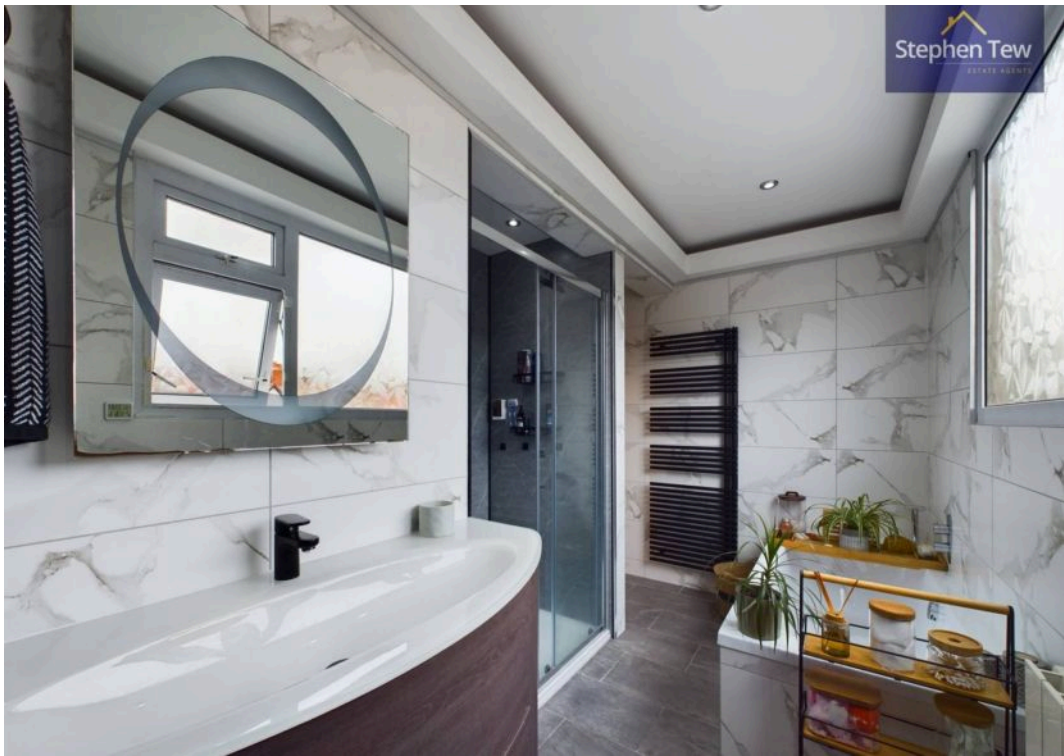
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## FRONT GARDEN

OHME Pro EV Charger installed.

## REAR GARDEN

OUTBUILDING which could be converted into a Gym / Office or Outdoor Entertaining Room currently without power and light. ATTACHED Storage Space.

## Off street

2 Parking Spaces

## EV charging

1 Parking Space

OHME Pro EV charger installed

- Individual Detached House situated in a prime residential location next to Stanley Park Entrance
- Entrance Vestibule, Hallway, GF WC, Lounge with feature Log Burner
- Fitted Dining Kitchen with underfloor heating and built-in appliances, Conservatory
- Ground Floor Bedroom / Additional Living Room / Office
- 3 First Floor Bedrooms and Stylish Bathroom
- Gas Central Heating, uPVC Double Glazing
- Off Road Parking with EV Charger
- Enclosed South Facing Garden with Outbuilding







## Garage / Gym / Office

9'7" x 16'4"  
2.93 x 4.99 m

## Storage

6'2" x 12'11"  
1.90 x 3.95 m

Floor 1 Building 2



Approximate total area<sup>®</sup>  
261.35 ft<sup>2</sup>  
24.28 m<sup>2</sup>

(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 illustration purposes only.

Calculations are based on RICS SPMS 3C standard.

DRAFT 360



Floor 1 Building 1



Floor 2 Building 1



Approximate total area<sup>®</sup>  
1605.76 ft<sup>2</sup>  
149.18 m<sup>2</sup>

(1) Excluding balconies and terraces

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DRAFT 360



Floor 1 Building 2





## 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)

