



35 Wellington Road, Blackpool

Blackpool

Offers Over **£170,000**

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Blackpool, Blackpool

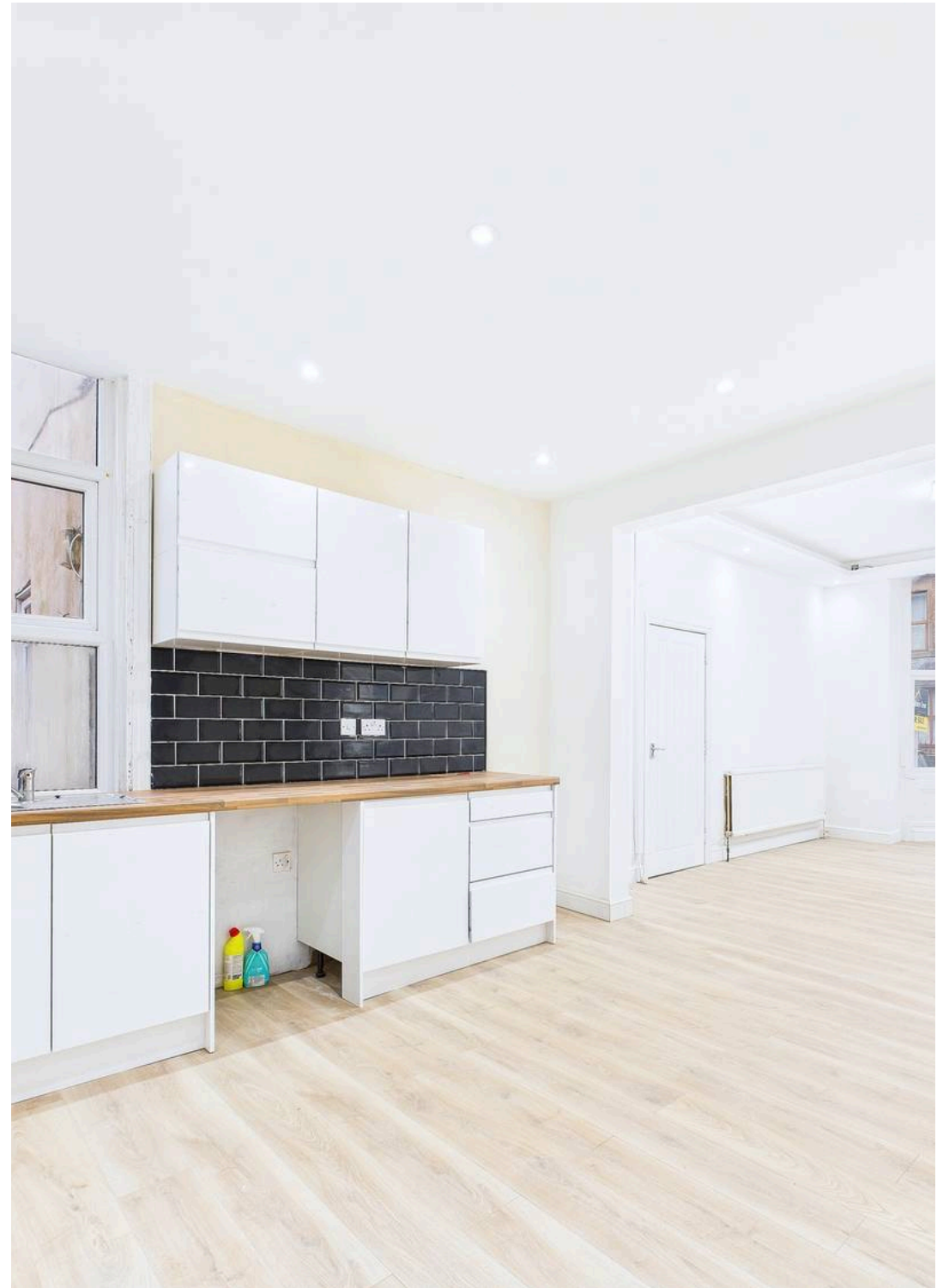
This impressive five-bedroom semi-detached house offers spacious and versatile living accommodation over three floors, making it an ideal investment opportunity or a perfect Air BnB prospect. The property welcomes you with a bright hallway leading to a bay-fronted lounge that boasts period features and ample natural light. The heart of the home is the open-plan kitchen, dining, and lounge area, featuring a modern kitchen with an integrated oven and sleek cabinetry, perfect for entertaining or family gatherings. The ground floor also benefits from a bathroom. Downstairs, the basement provides additional utility space, a flexible storage or living area, and a convenient toilet and washroom, giving the property an abundance of practical space.

Upstairs, you will find five generously sized bedrooms, three of which have their own en-suite bathrooms, while a separate three-piece suite bathroom serves the remaining rooms, totaling five modern bathrooms throughout (including both shower and bath options). Large windows and bay windows in multiple rooms ensure every space is filled with natural light, complemented by freshly painted, neutral décor that enhances the airy atmosphere. This property is ideally situated within walking distance of the Promenade, local attractions, and amenities, offering both convenience and a vibrant lifestyle.

The outside space of this property is equally appealing. To the front, a well-maintained garden area provides a welcoming approach and a pleasant outlook from the main living spaces. At the rear, a private courtyard offers a secure and low-maintenance outdoor retreat, perfect for alfresco dining, relaxing, or entertaining guests. The courtyard is designed for ease of care, making it suitable for busy lifestyles or short-term lets. The combination of the front garden and private courtyard ensures that residents or guests can enjoy outdoor living in a peaceful and private setting. Whether you are seeking a substantial family home, a high-yield investment, or a flexible property for holiday letting, this home offers a rare blend of period charm, modern convenience, and desirable outside space in a fantastic location.

Council Tax band: B

Tenure: Freehold





Lounge

12' 8" x 17' 2" (3.85m x 5.24m)

Dining Room

12' 2" x 16' 4" (3.71m x 4.97m)

Kitchen

12' 7" x 13' 7" (3.83m x 4.13m)

Utility Room

8' 10" x 8' 1" (2.70m x 2.46m)

GF WC

2' 8" x 8' 0" (0.81m x 2.45m)

Basement

Bedroom 1

12' 8" x 13' 6" (3.87m x 4.12m)

En-suite

7' 4" x 2' 7" (2.24m x 0.78m)

Bedroom 2

10' 0" x 9' 9" (3.05m x 2.98m)

En-suite

4' 0" x 5' 10" (1.22m x 1.77m)

Bedroom 3

12' 5" x 9' 8" (3.78m x 2.94m)

En-suite

8' 7" x 2' 11" (2.62m x 0.90m)

Bedroom 4

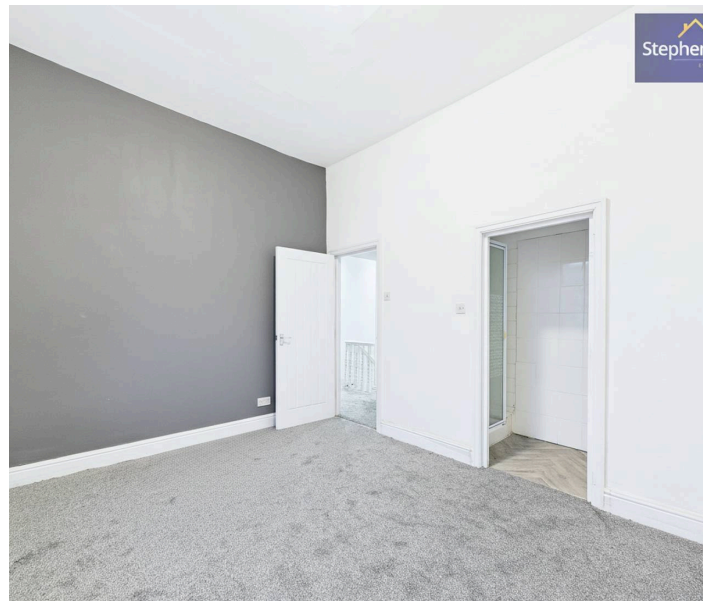
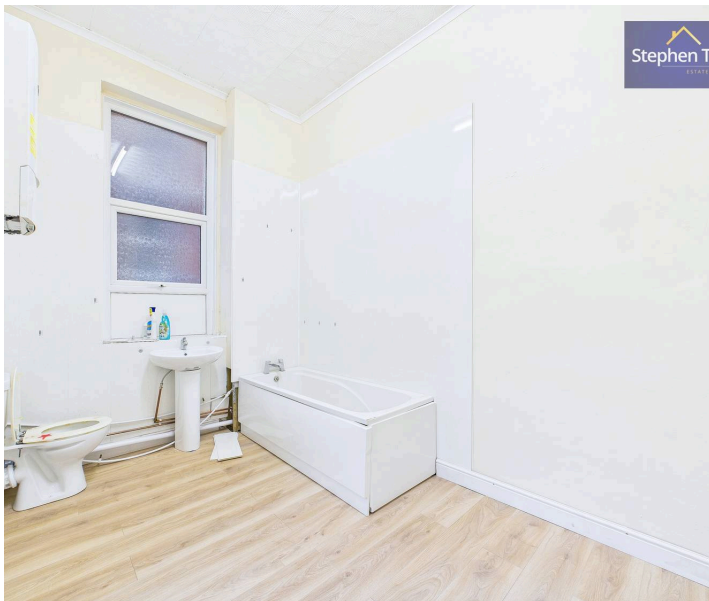
12' 5" x 8' 0" (3.78m x 2.44m)

Bedroom 5

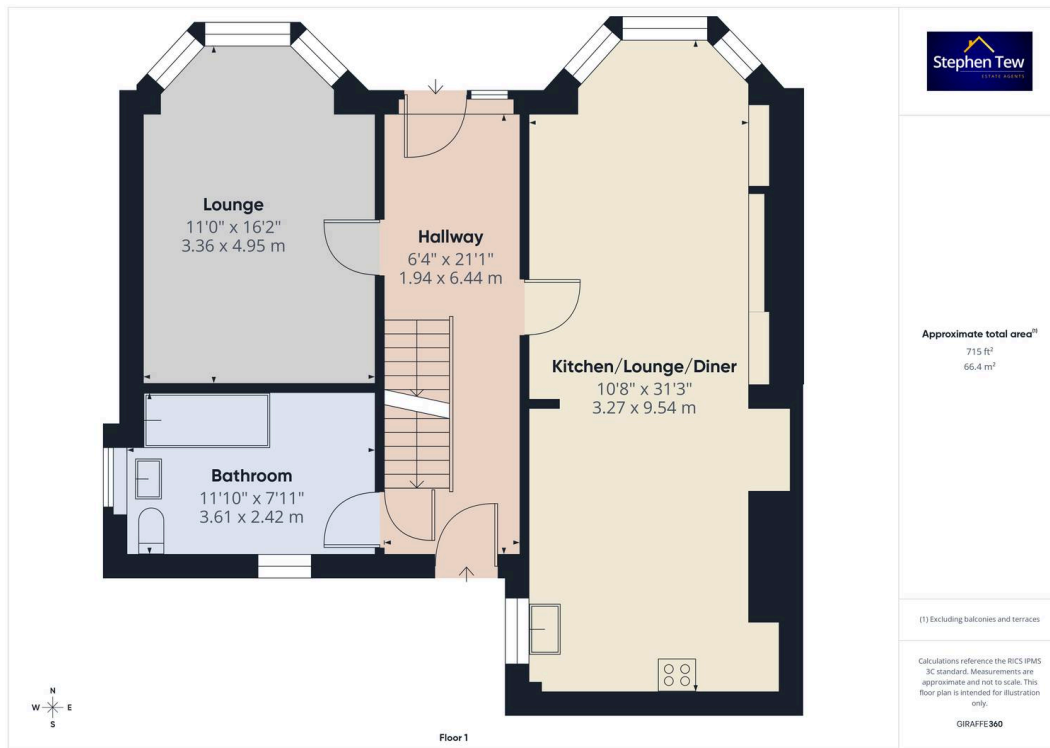
8' 1" x 9' 8" (2.46m x 2.95m)

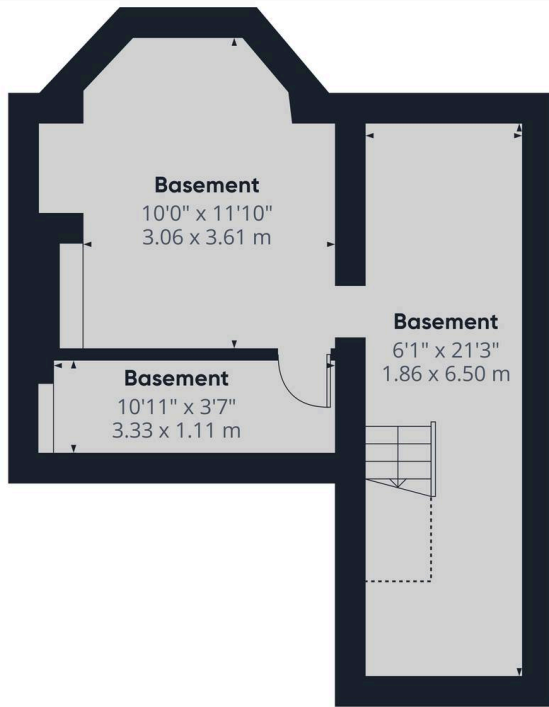
Bathroom

4' 2" x 5' 9" (1.26m x 1.76m)









Floor -1



Approximate total area⁽¹⁾

287 ft²

26.7 m²

Reduced headroom

12 ft²

1.2 m²

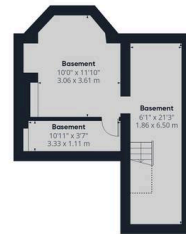
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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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Floor -1



Floor 2



Floor 1



Approximate total area⁽¹⁾

1672 ft²

155.3 m²

Reduced headroom

12 ft²

1.2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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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