



32 Fir Grove, Blackpool
Blackpool

Offers Over **£140,000**

32 Fir Grove

Blackpool, Blackpool

Nestled in the heart of Blackpool, this well presented three bedroom end of terrace house offers comfortable and contemporary living, ideally located close to local amenities, transport links and reputable schools. The property welcomes you with a bright entrance hallway, leading into a spacious lounge and a stylish, extended kitchen/diner. The kitchen features an integrated electric oven and flows seamlessly onto the garden terrace, making it perfect for both family life and entertaining. Upstairs, the landing leads to a generous master bedroom, two additional bedrooms and the family bathroom. The loft space is boarded, providing excellent storage or potential for further use (subject to any necessary permissions). The property is freehold and offered with no onward chain, ensuring a smooth purchase process. Additional features include a driveway for off-road parking, a garage for secure storage and peace of mind regarding major works, as the chimneys were removed and roof works completed in June 2012. The boiler was last serviced in January 2025, ensuring efficient heating throughout. The kitchen extension was completed with full planning permission and the vendor holds the completion certificate.

The outside space is a true highlight of this property, with a north east facing garden that enjoys morning sunlight and provides a tranquil retreat for relaxation or entertaining. The garden terrace is ideal for al fresco dining, while the outdoor bar creates the perfect setting for gatherings with friends and family. The garage offers additional storage or hobby space, and the driveway ensures convenient off-road parking. The garden has been thoughtfully designed for low maintenance, featuring established borders and ample space for children to play or for keen gardeners to add their own touches. This outdoor area balances privacy and functionality, making it a versatile extension of the home. Whether you are looking to unwind after a long day, host summer barbeques or simply enjoy the fresh air, this property's outside space caters to a variety of lifestyles. Early viewing is highly recommended to fully appreciate all that this delightful home and its gardens have to offer.

Council Tax band: B

Tenure: Freehold

- 3 Bedroom End of Terrace House in the heart of Blackpool close to local amenities, transport links and local schools





Entrance Hallway

13' 9" x 5' 5" (4.18m x 1.64m)

Lounge

12' 7" x 9' 9" (3.84m x 2.98m)

Kitchen/Dining Room

20' 4" x 15' 6" (6.20m x 4.72m)

Landing

8' 3" x 3' 1" (2.51m x 0.95m)

Bedroom 1

12' 7" x 10' 0" (3.83m x 3.06m)

Bedroom 2

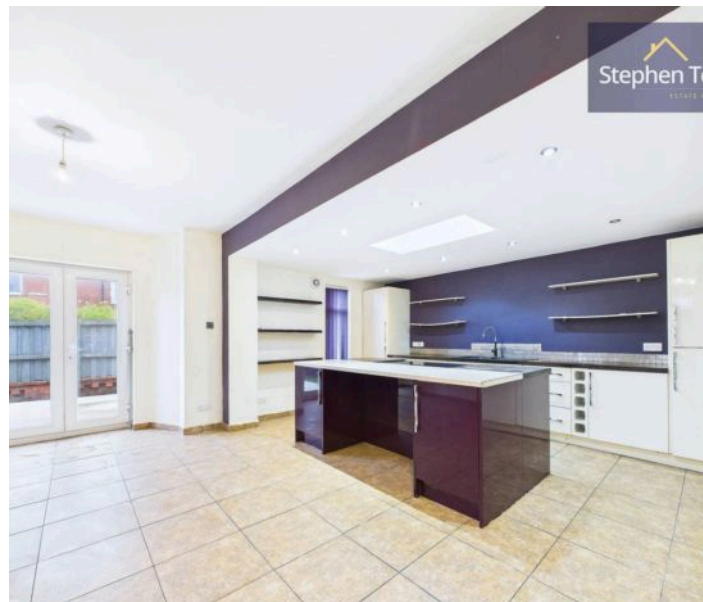
10' 1" x 11' 3" (3.08m x 3.43m)

Bedroom 3

6' 5" x 5' 11" (1.95m x 1.80m)

Bathroom

5' 6" x 6' 11" (1.67m x 2.10m)





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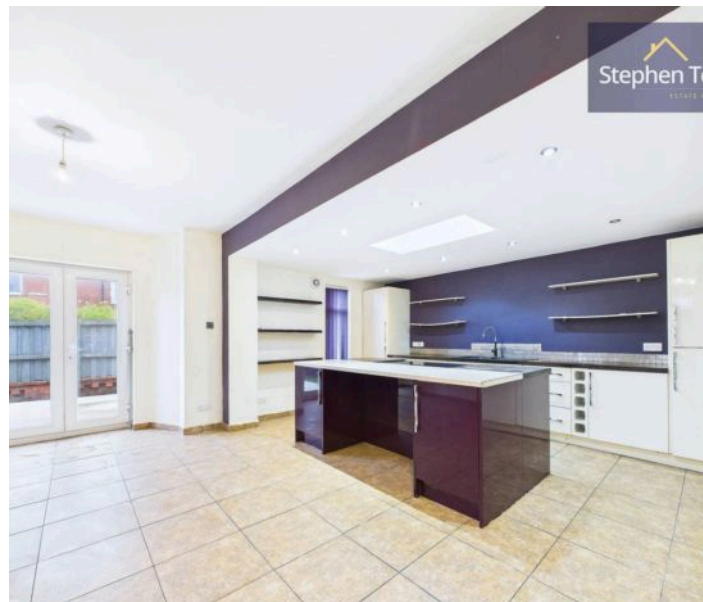
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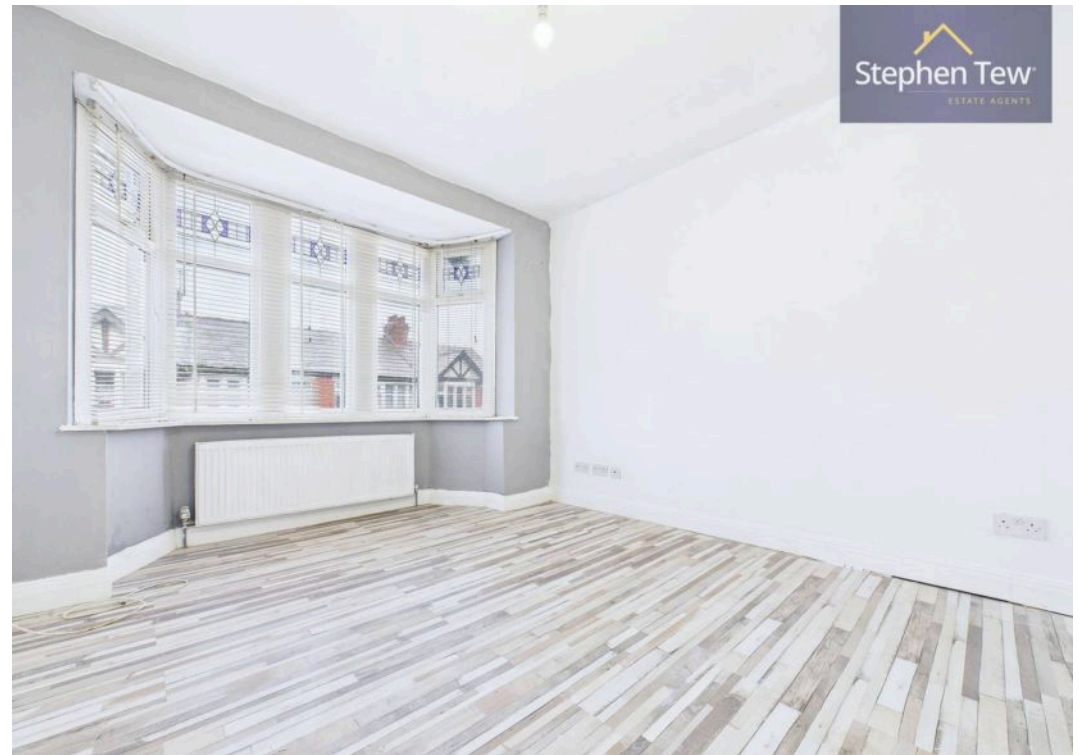
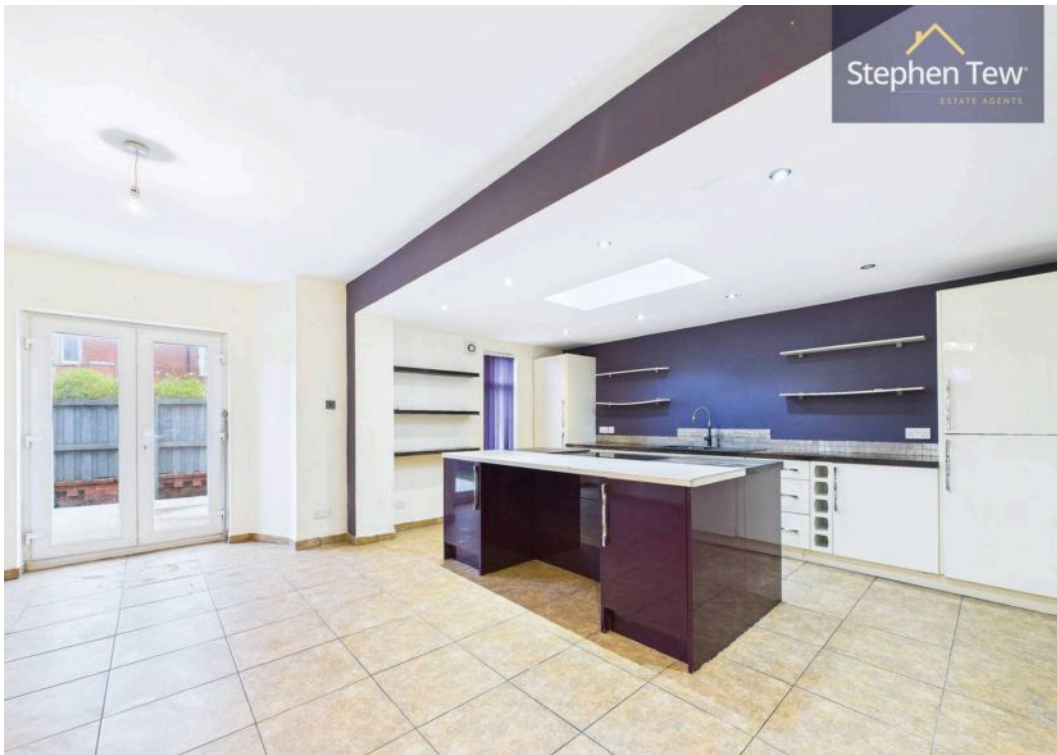
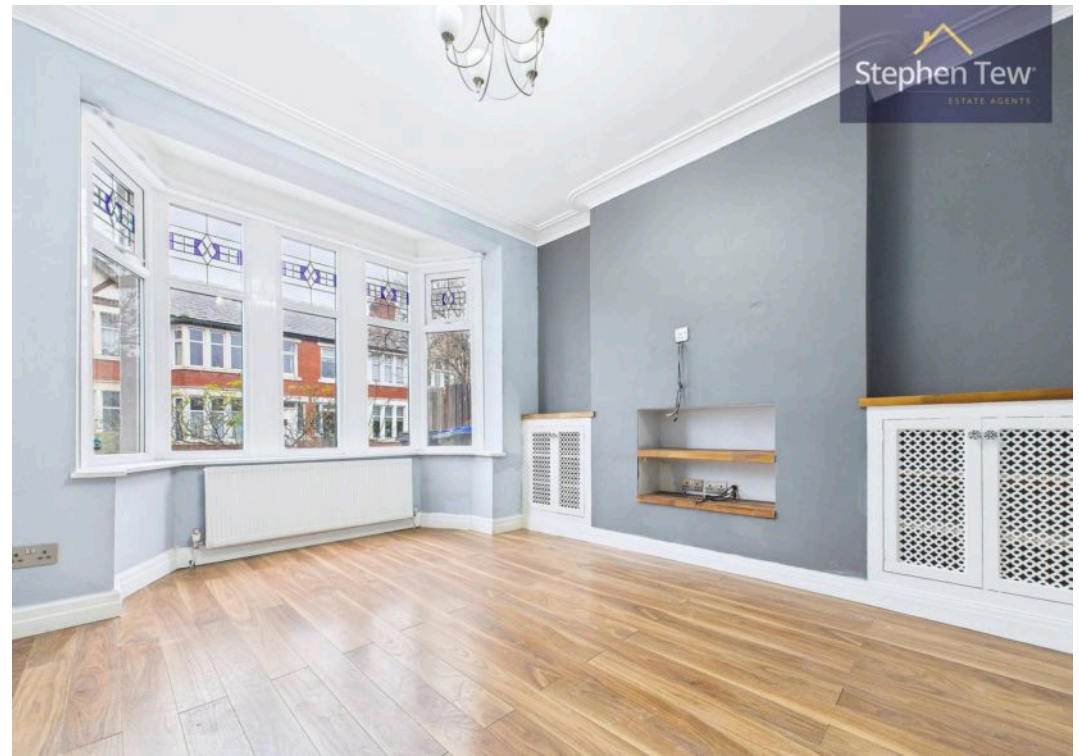
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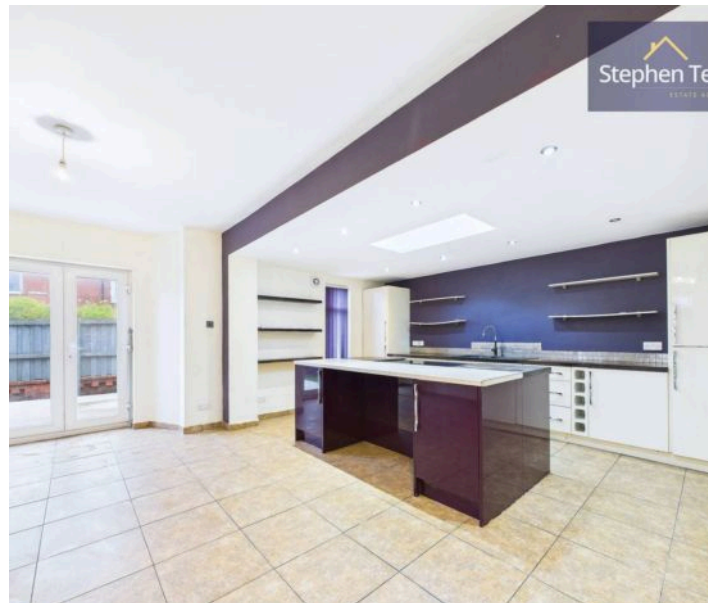


GARDEN

GARAGE

DRIVEWAY

1 Parking Space





Floor 1 Building 1



Floor 2 Building 1



Approximate total area⁽¹⁾

1011 ft²
93.8 m²

Balconies and terraces

102 ft²
9.5 m²

Reduced headroom

8 ft²
0.8 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 Building 2



Floor 1 Building 1



Approximate total area⁽¹⁾

517 ft²
48 m²

Balconies and terraces

102 ft²
9.5 m²

Reduced headroom

8 ft²
0.8 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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