



25a Pedders Lane, Blackpool

Blackpool

Offers Over £80,000



## 25a Pedders Lane

Blackpool, Blackpool

This well-presented first floor one-bedroom flat is ideally situated in the heart of Blackpool, offering convenient access to local amenities, transport links and schools. The property is approached via a rear private entrance balcony, which leads into a welcoming entrance hallway. Inside, you will find a bright bathroom, a further hallway, a versatile dining room, a spacious lounge, a comfortable double bedroom and a modern kitchen, all thoughtfully laid out to maximise comfort and practicality. The flat is leasehold, with the added benefit of no ground rent payable, as the ground floor flat holds the freehold. This property also includes driveway parking for off-street convenience, making it an excellent choice for first-time buyers, investors or those seeking a central base in Blackpool.

The outside space features a communal north-facing rear garden, providing a quiet retreat for relaxing outdoors or enjoying a morning coffee. The garden is shared with other residents (with access via the side of the property), and offers a pleasant green space for socialising or unwinding. In addition to the garden, the property benefits from a private entrance balcony, perfect for potted plants or seating. The inclusion of a driveway ensures hassle-free parking at the end of a busy day. With its combination of indoor comfort and practical outdoor features, this flat presents a rare opportunity to enjoy both privacy and community living in a sought-after Blackpool location. Early viewing is highly recommended to appreciate all this property has to offer.

Council Tax band: A

Tenure: Leasehold

- First Floor 1 Bedroom Flat in the heart of Blackpool close to local amenities, transport links and schools.
- Entrance Balcony leading to the Entrance Hallway, Bathroom, Hallway, Dining Room, Bedroom, Lounge and Kitchen
- Communal North Facing Rear Garden and a Balcony
- Leasehold with No Ground Rent Payable as the ground floor flat is the freeholder
- Driveway for Off Street Parking







### **Entrance/Balcony**

7' 3" x 11' 6" (2.21m x 3.51m)

### **Entrance Hallway**

12' 7" x 5' 1" (3.84m x 1.54m)

Entrance hall on first floor, leading to lounge and bedrooms

### **Bathroom**

12' 9" x 5' 5" (3.88m x 1.65m)

Bathroom with 3 piece suite. Tank in cupboard

### **Hallway**

Landing leading to lounge and kitchen

### **Dining Room**

11' 5" x 5' 9" (3.48m x 1.74m)

### **Bedroom**

12' 5" x 12' 0" (3.78m x 3.67m)

Bedroom to the front

### **Lounge**

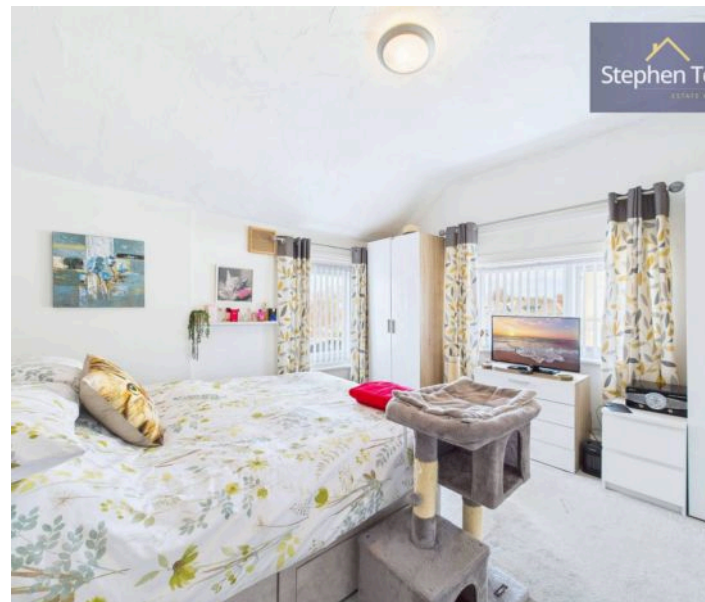
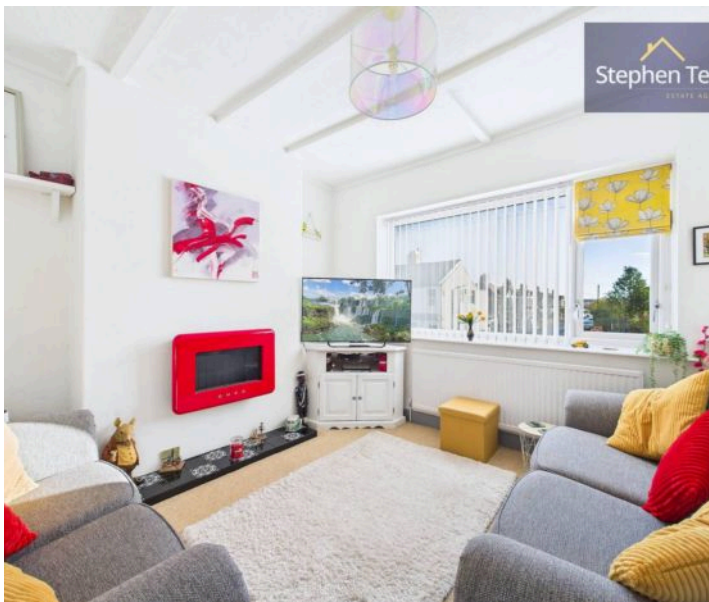
11' 2" x 11' 1" (3.41m x 3.37m)

Lounge to the front, gas fire.

### **Kitchen**

8' 2" x 6' 11" (2.50m x 2.10m)

Kitchen to the front







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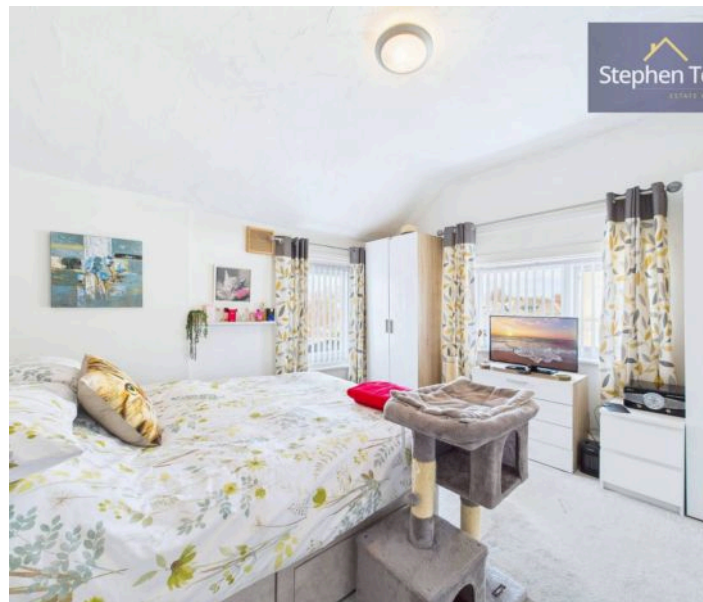
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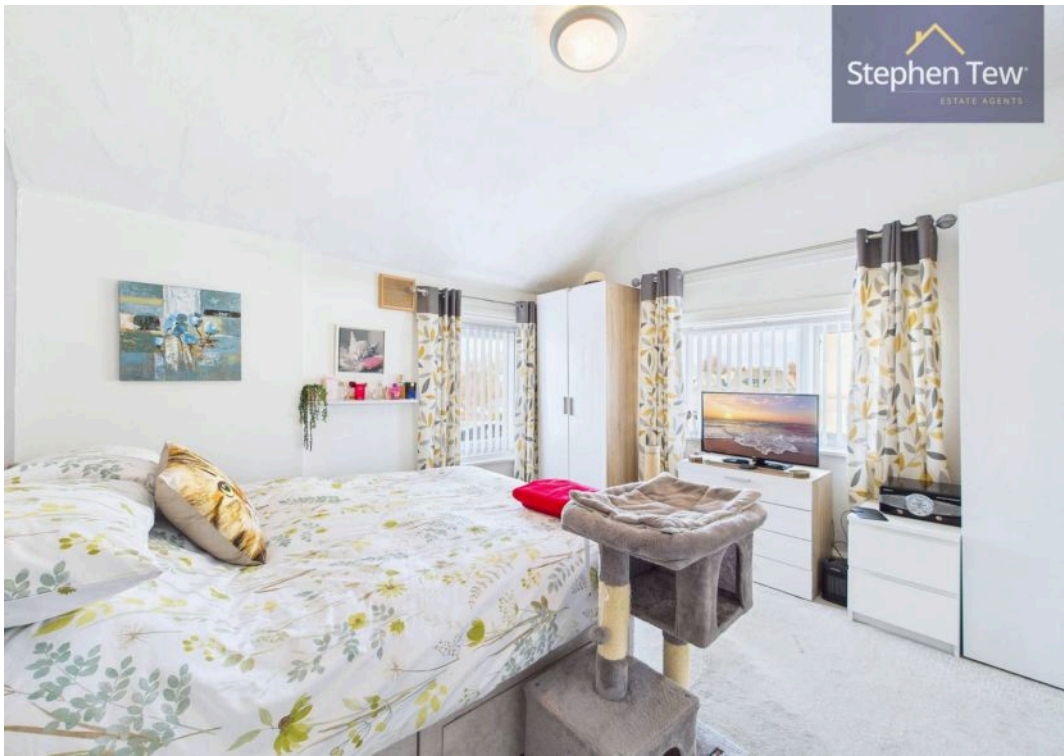
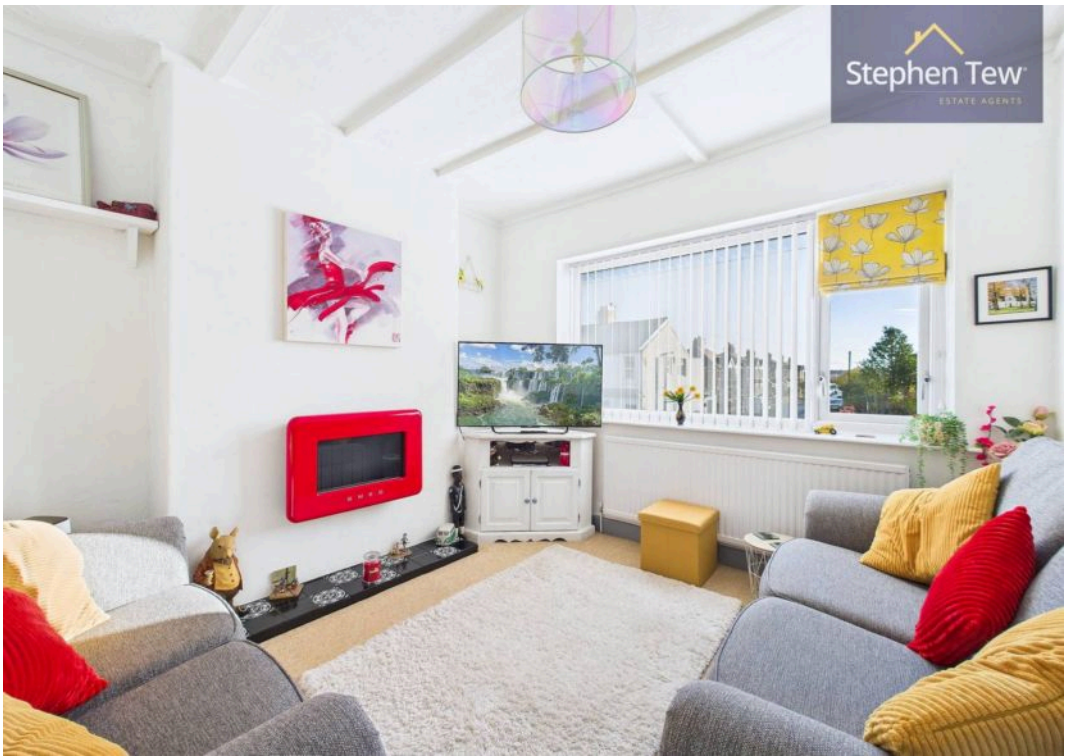


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#### GARDEN

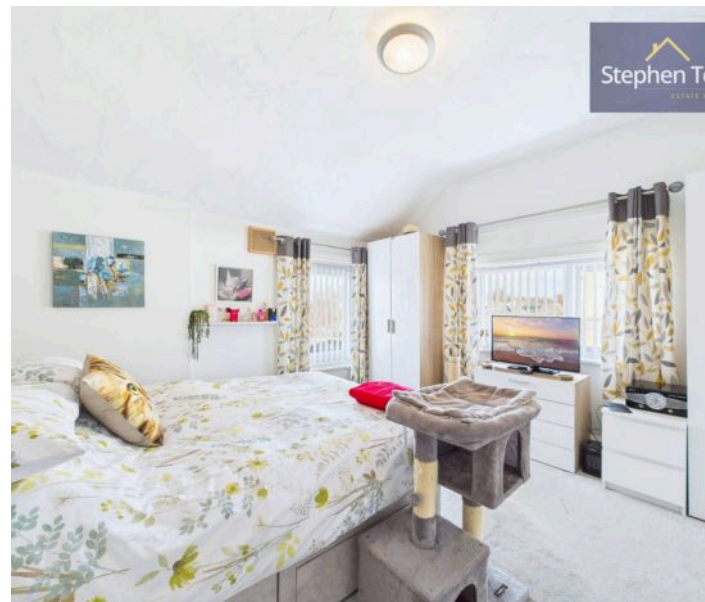
Small garden to the rear, with shared access

#### DRIVEWAY

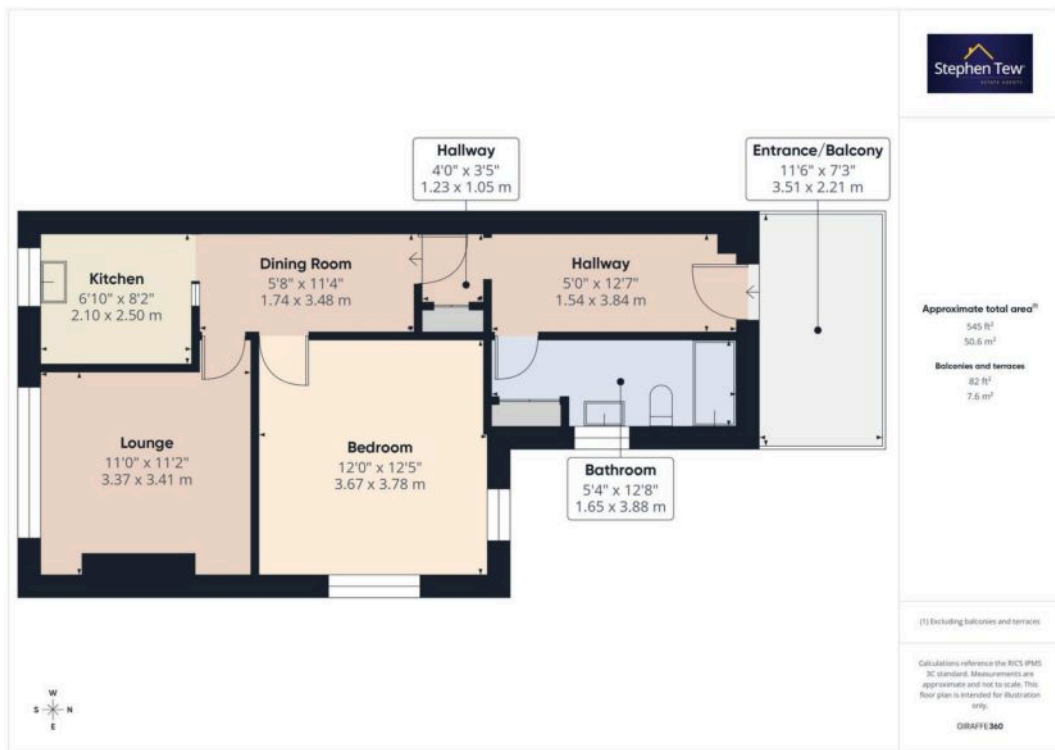
1 Parking Space



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## Stephen Tew Estate Agents

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