



Stephen Tew  
ESTATE AGENTS



Edgeway Road, Blackpool

Offers Over £160,000

# Edgeway Road

## Blackpool

Nestled in the heart of Blackpool, this well-presented two-bedroom semi-detached bungalow offers an excellent opportunity for those seeking a comfortable home close to local amenities, transport links, and schools. The property is offered chain free and is freehold, providing peace of mind for potential buyers. Upon entering, you are greeted by a welcoming entrance hallway that provides access to the lounge, two bedrooms, and the bathroom. The lounge is a bright and inviting space that leads seamlessly into both the conservatory and the kitchen, making it ideal for relaxation and entertaining. The kitchen has been thoughtfully improved and is home to a 13-year-old boiler, ensuring warmth and efficiency. The bathroom, conservatory, and windows and doors have also benefitted from recent upgrades, contributing to the modern feel of the property. There is access to a fully boarded loft from the lounge, which is currently used as a bedroom (although there is no fitted stairwell), offering flexible additional space for a variety of uses.

The outside space complements the interior perfectly, with a well-maintained garden to the front and a driveway that provides off-road parking for multiple vehicles. The south-west facing rear garden is enclosed, offering a private and sunny retreat that is ideal for outdoor dining, gardening, or simply unwinding at the end of the day. The rear garden also features a greenhouse and provides access to a detached garage, offering ample storage or workshop space. The property's exterior has been designed with low maintenance in mind, ensuring you can spend more time enjoying the space rather than tending to it. Whether you are looking for a peaceful place to relax or a practical space for family life, this bungalow's outside areas cater to a range of lifestyles. With its sought-after location, recent improvements, and generous outside space, this property is sure to appeal to a wide variety of buyers. Early viewing is highly recommended to fully appreciate all that this delightful bungalow has to offer.

Council Tax band: B

Tenure: Freehold

- 2 Bedroom Semi Detached Bungalow in the heart of Blackpool close to local amenities, transport links and schools
- Entrance Hallway leads to the Lounge, Bedroom 1, Bedroom 2 and Bathroom





### **Hallway**

6' 5" x 7' 3" (1.95m x 2.21m)  
Radiator, meter cupboard.

### **Lounge**

14' 5" x 11' 2" (4.40m x 3.40m)  
Multi fuel burner, radiator, access to loft space and sliding patio doors leading onto the conservatory.

### **Conservatory**

12' 4" x 10' 0" (3.76m x 3.04m)  
Leading off from the lounge. UPVC double glazed windows, double patio doors leading onto the garden.

### **Kitchen**

12' 4" x 7' 5" (3.75m x 2.26m)  
Matching range of base and wall units with fitted worktops, integrated oven and four ring electric hob with extractor hood. UPVC double glazed window to the rear elevation, radiator.

### **Loft space**

17' 2" x 13' 1" (5.22m x 3.99m)  
Accessible via the lounge. Light and power, fully boarded.



**Hallway**

6' 5" x 7' 3" (1.95m x 2.21m)  
Radiator, meter cupboard.

**Bathroom**

7' 2" x 7' 3" (2.19m x 2.22m)

Three piece suite comprising of low flush WC, wash basin with built in storage cabinet and shower cubicle. UPVC double glazed opaque window to the side elevation, storage cupboards and radiator.

**Bedroom 1**

13' 8" x 11' 2" (4.16m x 3.40m)

UPVC double glazed window to the front elevation, radiator, fitted wardrobes with sliding mirrored doors.

**Bedroom 2**

7' 5" x 7' 4" (2.27m x 2.24m)

UPVC double glazed window to the front elevation, radiator.





#### FRONT GARDEN

#### REAR GARDEN

Enclosed garden to the rear with greenhouse and access to the garage.

#### OFF STREET

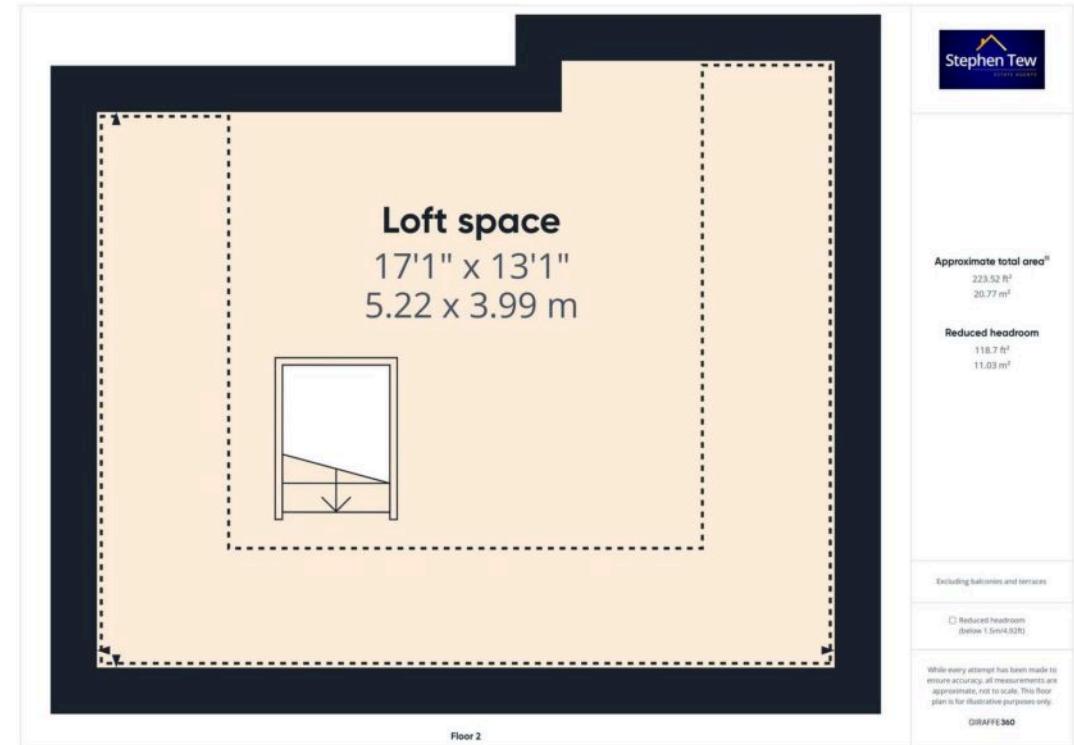
2 Parking Spaces

Driveway providing parking for multiple cars.

#### GARAGE

Single Garage







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