



**8 Hawes Side Lane, Blackpool**

Blackpool

Offers Over **£150,000**



# 8 Hawes Side Lane

Blackpool, Blackpool

This well-presented semi-detached property in Blackpool offers a versatile investment or multi-generational living opportunity, being thoughtfully configured as two self-contained flats with separate entrances. Ideally situated close to local amenities and excellent transport links, the property combines convenience with flexible accommodation. Flat 1 is accessed via a private entrance, opening into a welcoming lounge and dining area that provides a comfortable space for relaxation and entertaining. The adjoining kitchen is well-appointed, offering ample storage and workspace, while the spacious double bedroom benefits from an en-suite shower room (creating an ideal environment for single occupants or couples seeking privacy and comfort). Flat 2 is arranged over two floors, with the main entrance leading to a bright and airy open-plan kitchen, lounge, and dining area (perfect for family gatherings or social occasions). The first of three double bedrooms is located on this floor and features its own en-suite facilities, offering a private retreat for guests or family members. Stairs lead to the upper level, where two further generously sized double bedrooms can be found, each with their own en-suite shower rooms (ensuring comfort and privacy for all residents). The property's layout has been designed to maximise space and functionality. This arrangement not only provides an excellent opportunity for investors seeking strong rental yields but also suits those looking for flexible living arrangements, such as extended families or those wishing to generate additional income from a self-contained rental. The location is particularly advantageous, being within easy reach of local shops, supermarkets, schools, and healthcare facilities, as well as benefiting from excellent public transport connections to Blackpool town centre and surrounding areas. The property is also well-placed for commuters, with convenient access to major road networks. Both flats enjoy the benefit of independent access, ensuring privacy and autonomy for occupants. This semi-detached house represents a rare opportunity to acquire a property with such adaptable accommodation in a sought-after area of Blackpool. Early viewing is highly recommended to fully appreciate the space and flexibility this unique property has to offer.

Council Tax band: A

Tenure: Freehold

- Semi-detached house configured as 1x1 Bed flat and 1x3 Bed Flat with separate







#### Lounge / diner

12' 6" x 13' 5" (3.82m x 4.08m)

#### Kitchen

16' 0" x 5' 0" (4.88m x 1.52m)

#### Bedroom 1

10' 10" x 8' 2" (3.31m x 2.48m)

#### Bathroom

4' 9" x 7' 8" (1.46m x 2.34m)

#### Entrance vestibule

5' 9" x 5' 0" (1.76m x 1.51m)

#### Kitchen / lounge / diner

14' 10" x 13' 3" (4.52m x 4.04m)

#### Bedroom 1

14' 11" x 13' 5" (4.55m x 4.09m)

#### En-suite

7' 0" x 3' 7" (2.13m x 1.10m)

#### Storage

4' 0" x 4' 10" (1.22m x 1.48m)

#### Bedroom 2

12' 3" x 11' 7" (3.73m x 3.52m)

#### En-suite

10' 6" x 3' 6" (3.21m x 1.06m)

#### Bedroom 3

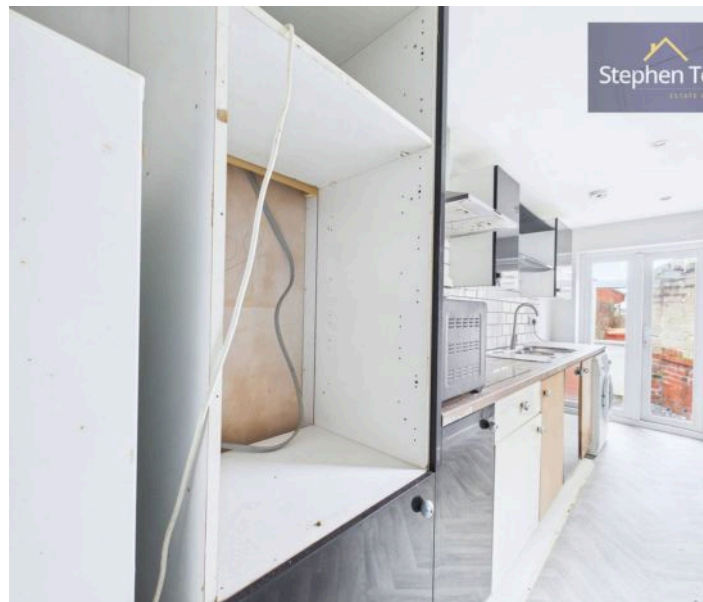
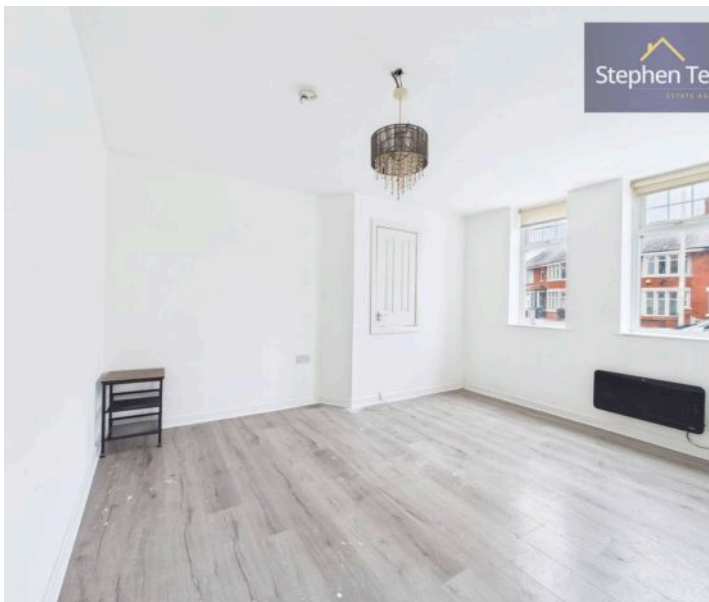
9' 7" x 9' 3" (2.92m x 2.81m)

#### En-suite

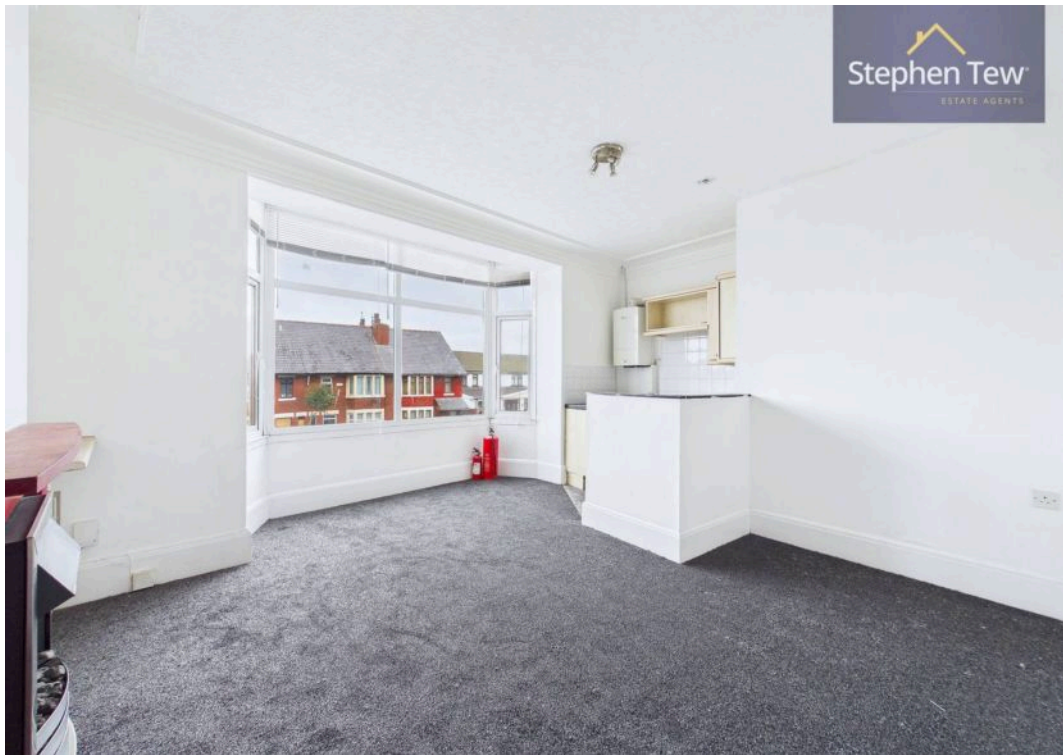
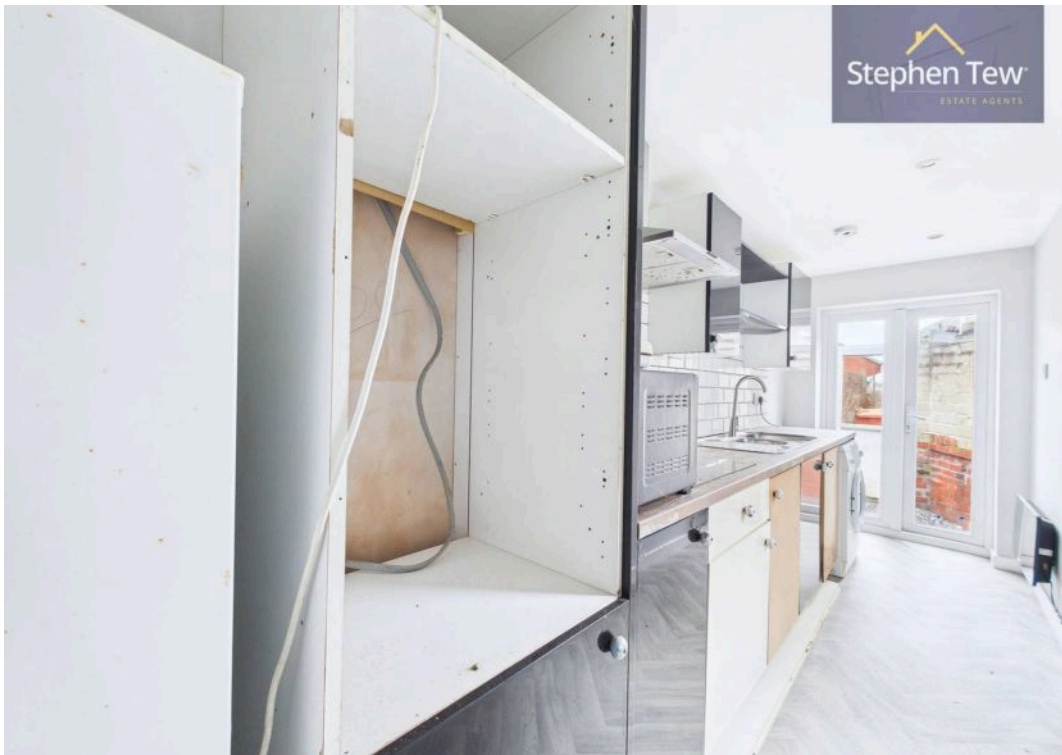
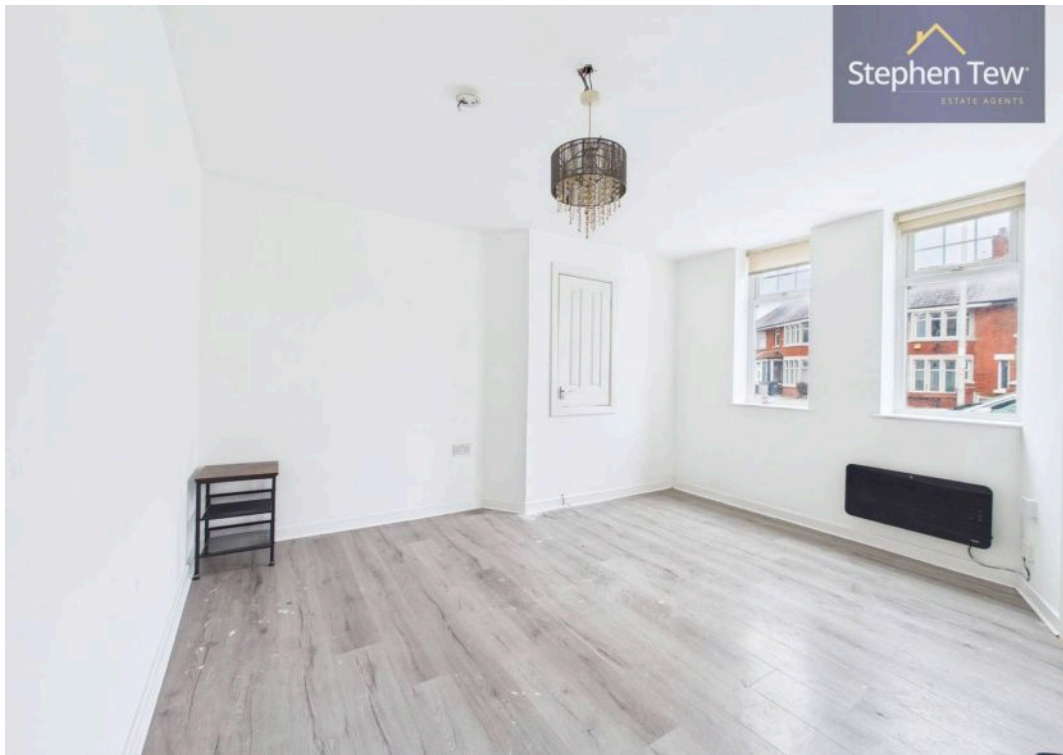
6' 9" x 4' 7" (2.06m x 1.40m)

#### Landing

14' 11" x 5' 0" (4.54m x 1.52m)







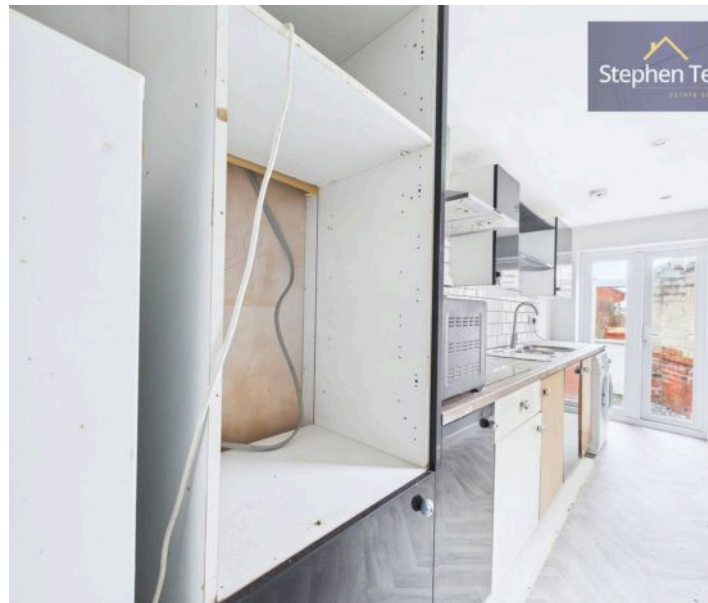
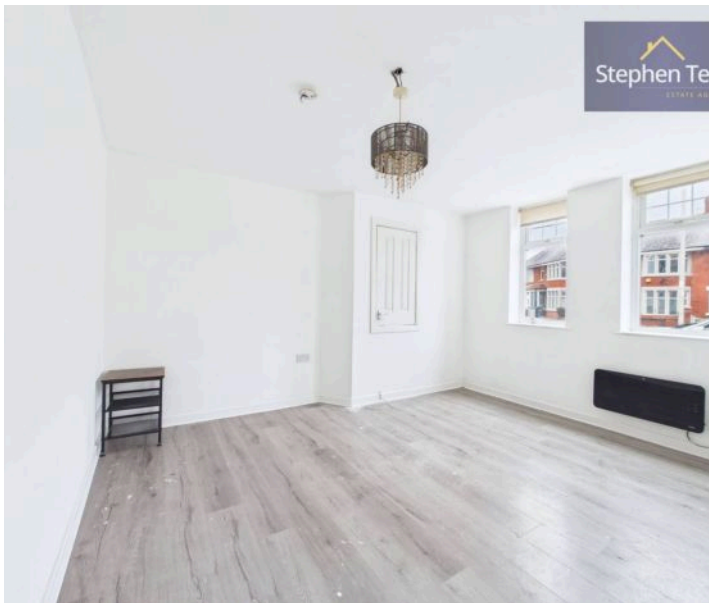




**YARD**

**ON STREET**

1 Parking Space





Floor 1



Floor 2



Approximate total area<sup>(1)</sup>  
1315 ft<sup>2</sup>  
122.4 m<sup>2</sup>

Reduced headroom  
38 ft<sup>2</sup>  
3.5 m<sup>2</sup>

(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.

DRAFT 360



Floor 3



Floor 1



Approximate total area<sup>(1)</sup>  
502 ft<sup>2</sup>  
46.8 m<sup>2</sup>

(1) Excluding balconies and terraces

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DRAFT 360







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