



126 Adelaide Street,
Blackpool, FY1 4LU

£170,000

Just WOW! This **OUTSTANDING** mid garden terraced house has undergone a comprehensive **REFURBISHMENT** and now incorporates many stylish features throughout.

Situated on the very edge of the **TOWN CENTRE** and immediate access to all amenities and central tourist facilities, a super family home or maybe the **PERFECT HOLIDAY HOME**.

Offering a super open plan through lounge and dining room over 29ft, a **CONTEMPORARY 'shaker style' fitted kitchen**, **THREE DOUBLE bedrooms** and a beautiful main bathroom, in addition to the a second ground floor shower 'wet' room.

Externally are low maintenance gardens with invaluable covered garage parking to the rear.

- Within 150 yards of the **WINTER GARDENS**
- Within 0.5 miles of the **PROMENADE**
- Within 150 yards of the **TOWN CENTRE**
- **3 DOUBLE bedrooms**
- **LARGE** through lounge
- **STYLISH** fitted kitchen
- **TWO** beautiful bathrooms
- **GARAGE** to rear
- **TOWN CENTRE** location

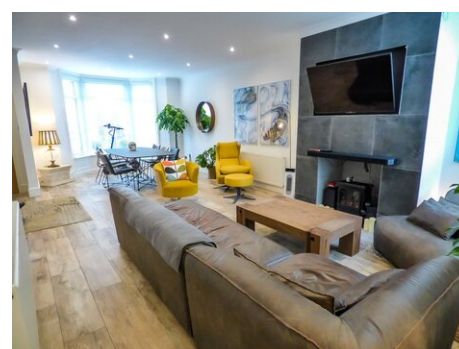
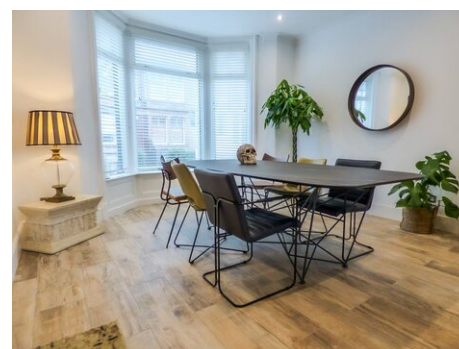
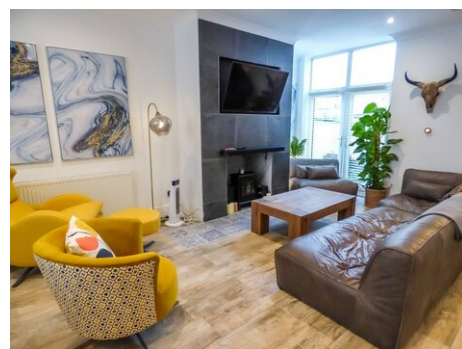


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Ground Floor:

Vestibule: Tiled floor, Coved ceiling.

Lounge: 29'2" x 17'1" (8.90 m x 5.20 m)

...Dining Area: Meter cupboard, 'Porcelain' tiled floor, Coved ceiling, Low voltage down lighting, UPVC double glazed bay window, Radiator. Directly open to:-

...Lounge Area: Feature fireplace with tiled chimney breast, inset and decorative tiled hearth, 'Porcelain' tiled flooring, Built in storage cupboard, Coved ceiling, UPVC double glazed French style doors to rear garden, Radiator. Open archway to:-

Kitchen: 16'1" x 9'2" (4.90 m x 2.80 m) Modern 'Shaker' style fitted wall and base cupboard units, Complementary roll edge worktops, Ceramic sink, Integrated wine fridge, Integrated microwave, Part tiled walls, Concealed gas central heating boiler, 'Porcelain' tiled floor, UPVC double glazed window. Free standing 'Cookmaster' five ring gas hob and double oven/grill (by separate) negotiation.

First Floor:

Landing: Split level landing, Radiator.

Bedroom 1: 16'9" x 12'10" (5.10 m x 3.90 m) Fitted wardrobes to alcoves, Feature wall, Wood effect laminate flooring, Two UPVC double glazed windows, Radiator.

Bedroom 2: 12'6" x 10'10" (3.80 m x 3.30 m) Coved ceiling, Wood effect laminate flooring, UPVC double glazed window, Radiator.

Bathroom: Superb bathroom comprising; 'Oval' bath with floor mounted shower attachment and tap plus overhead 'Rain Forest' shower head, Integrated vanity wash basin and low flush WC, Mostly tiled walls, UPVC double glazed window, Heated towel rail / Radiator.

Bedroom 3: 12'2" x 9'2" (3.70 m x 2.80 m) Two UPVC double glazed windows, Radiator.

Outside:

Front Garden: As 'slate' bed for ease of maintenance.

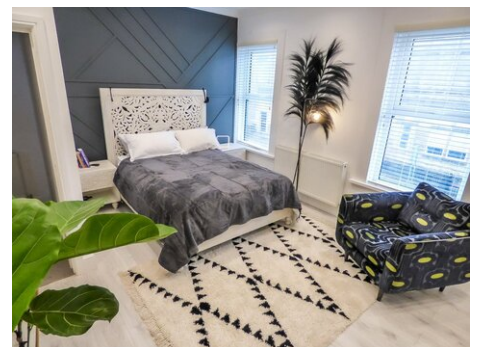
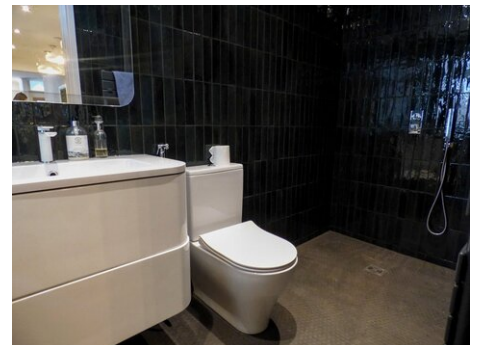
Rear Garden: Stone gravelled for ease of maintenance, Paved stepping stones

Garage: Roller door to covered parking to the rear.

Heating: Gas central heating (NOT TESTED).

Tenure: We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - B £1860.61 (2025/26)



Directions: Take Church Street heading towards the town centre turning left into South King Street and finally first left into Adelaide Street.

General Disclaimer: Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

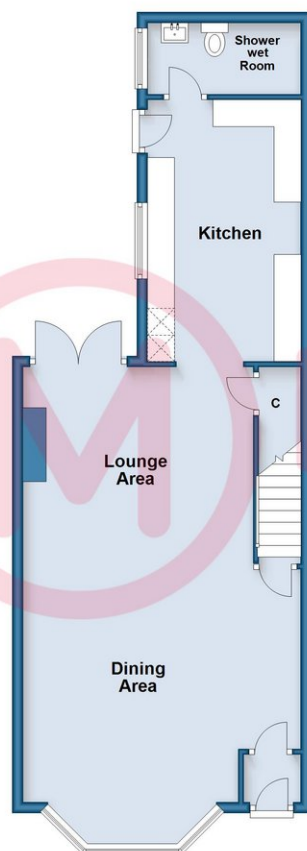
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Ground Floor



First Floor



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Adelaide Street

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