



21 Cambridge Road, Blackpool,
FY1 3QQ

£98,950

***** SIZEABLE HOME with THREE WELL-PROPORTIONED BEDROOMS *****

A spacious mid-terrace house featuring three generously sized bedrooms, with the smallest measuring over 9ft square. The property also offers two separate reception rooms and a dining kitchen measuring over 13ft by 9ft.

While the home has recently undergone some redecoration, further updates, such as new floor coverings, would elevate it even more. It's a fantastic option for a family home or could serve as a profitable buy-to-let investment.

Conveniently located just 0.5 miles from both the town centre and Stanley Park, the property is available with no onward chain.

- THREE sizeable bedrooms
- Two SEPARATE receptions
- DINING kitchen
- Bathroom
- UPVC double glazing; Gas central heating
- Gardens
- Convenient for STANLEY PARK; Convenient for TOWN centre



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Vestibule:

Hall: Coved ceiling, Staircase, Radiator.

Lounge: 17'5" x 11'3" (5.31 m x 3.43 m) Beautiful fireplace, Coved ceiling, UPVC double glazed bay window, Two radiators.

Dining Room: 13'6" x 11'11" (4.11 m x 3.63 m) UPVC double glazed window, Radiator, Open archway to:-

Dining Kitchen: 13'6" x 9'3" (4.11 m x 2.82 m) Modern range of fitted wall and base cupboard units, Complementary roll edge worktops, One and a half bowl stainless steel sink, Built in oven and hob with extractor hood, Large understairs storage, Plumbed for washing machine, combi gas central heating boiler, Two UPVC double glazed windows.

First Floor:

Landing: Split level landing.

Bedroom 1: 14'11" x 14'3" (4.55 m x 4.34 m) Built in wardrobes and vanity dresser, Two UPVC double glazed window, Two double radiators.

Bedroom 2: 13'5" x 9'1" (4.09 m x 2.77 m) Fitted wardrobes, UPVC double glazed window, Radiator.

Bedroom 3: 9'8" x 9'3" (2.95 m x 2.82 m) UPVC double glazed window, Radiator.

Outside:

Front: Forecourt garden.

Rear: Concrete and paved for ease of maintenance, Brick store.

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 - A £1594.81 (2025/26)



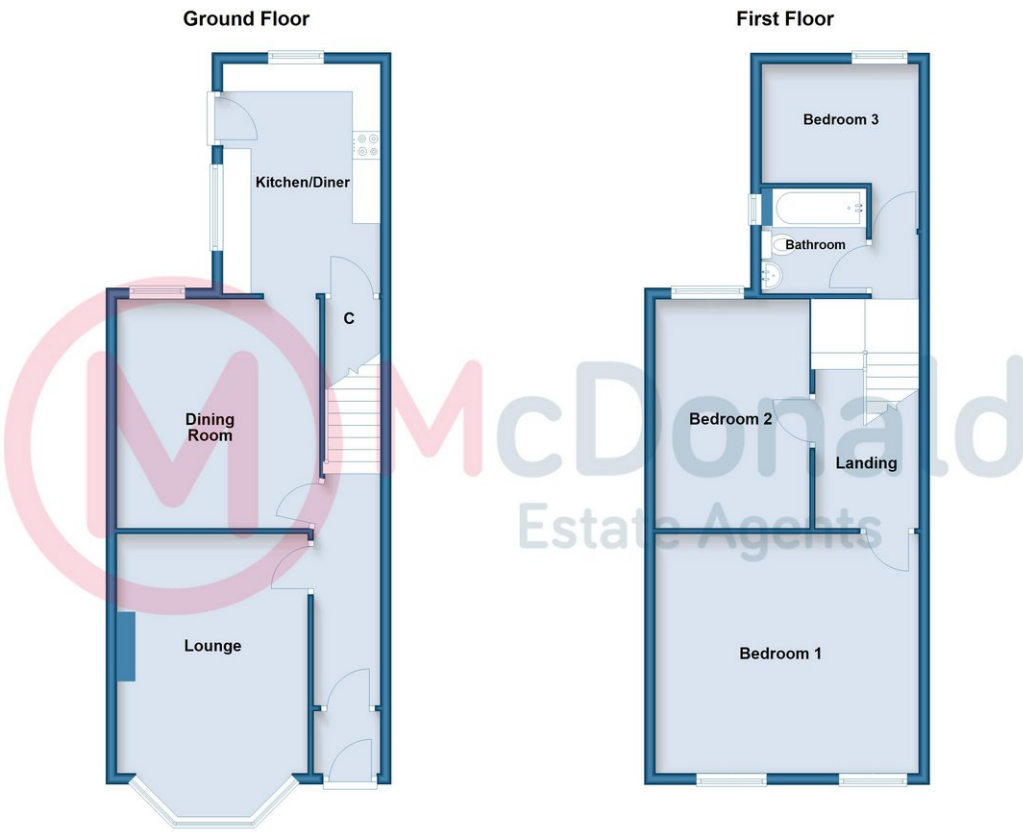
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Directions: Travel north along Whitegate Drive. At Devonshire square bear left into Church Street, finally turn second right into Cambridge Road.

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.

Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Plan produced using PlanUp.

Cambridge Road

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