



**Gildabrook Road, Blackpool**

Offers Over **£175,000**

# Gildabrook Road

## Blackpool

Situated in the desirable location of a popular residential area, this newly refurbished 3-bedroom semi-detached house offers a perfect blend of modern living and comfort. As you enter the property, you are greeted by a welcoming entrance hall leading to a ground floor WC, a cosy lounge, a bright dining room with French doors that open onto the south facing garden, and a newly installed kitchen equipped with contemporary fixtures and fittings. This property provides a seamless flow through its beautifully designed living spaces.

The first floor of the house boasts three well-proportioned bedrooms and a newly installed four-piece bathroom, all exuding a homely and inviting ambience. Additional features include gas central heating and uPVC double glazing throughout, ensuring warmth and energy efficiency. Externally, the property offers a driveway and garage for convenient off-road parking, and an enclosed south facing garden perfect for outdoor relaxation and entertaining. With the added benefit of no onward chain, this house presents an ideal opportunity for those seeking a place to call home in a sought-after location.

Council Tax band: C

Tenure: Freehold





**Entrance Hall**  
12' 0" x 6' 11" (3.66m x 2.11m)

**Lounge**  
18' 11" x 11' 5" (5.76m x 3.47m)

**Dining Room**  
8' 11" x 10' 4" (2.73m x 3.15m)

**Kitchen**  
8' 7" x 8' 0" (2.61m x 2.43m)

**First Floor Landing**

**Bedroom 1**  
14' 1" x 9' 5" (4.30m x 2.88m)

**Bedroom 2**  
13' 10" x 8' 5" (4.22m x 2.56m)

**Bedroom 3**  
7' 1" x 6' 11" (2.17m x 2.12m)

**Bathroom**  
8' 11" x 8' 0" (2.73m x 2.45m)







## FRONT GARDEN

## REAR GARDEN

### Driveway

1 Parking Space

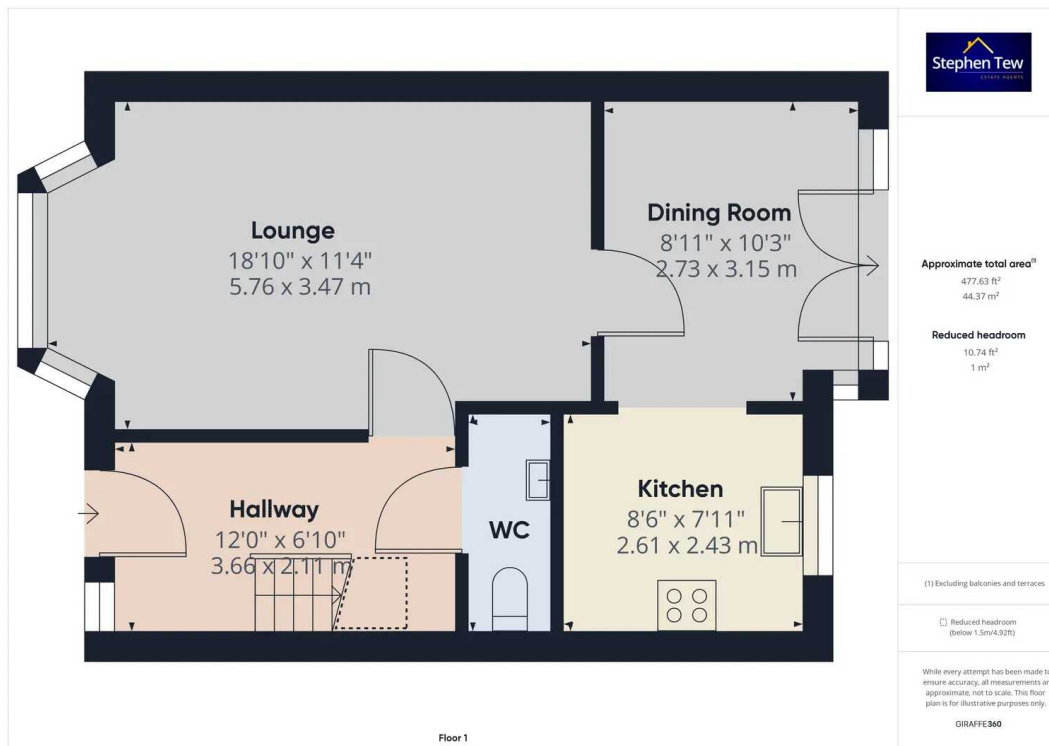
### Garage

Single Garage

### Key Features

- Refurbished Semi Detached House situated in a popular residential location
- Entrance Hall, GF WC, Lounge, Dining Room with French doors overlooking the south facing garden, Newly installed Kitchen
- 3 Bedrooms, Newly installed 4 piece Bathroom, Gas Central Heating, uPVC Double Glazing
- Driveway, Garage, Enclosed South Facing Garden, No onward chain
- Full house and garage re-wire installed and certified to 18th edition part p registered.
- Full all copper heating and water system installed and certified with the Gas safe register.
- Full upvc double glazing to the latest building regulations certified and registered with FENSA.
- Full house red tiled roof with dry ridge system breathable underfelt, upvc soffit and new gutter system. Certified and registered to building regulations.
- Large loft area boarded out for storage, full coverage of 200mm of loft insulation.
- All new carpets to the stairs and 1st floor. All new vinyl flooring to the ground floor.







## Stephen Tew Estate Agents

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