



47 Marlhill Road, Blackpool

Blackpool

Offers Over **£90,000**

Marlhill Road

Blackpool

Nestled in a popular residential location, this 3-bedroom semi-detached house is offered with the added benefit of no onward chain. Upon entering, the hallway leads to a spacious lounge boasting patio doors that open onto the garden. The kitchen/diner is well-appointed, featuring an integrated oven and hob. Moving upstairs, the property offers three bright bedrooms, one of which includes a convenient built-in storage cupboard. The 3-piece suite bathroom completes the accommodation. Additional features include UPVC double glazing and gas central heating, ensuring comfort and efficiency year-round.

Outside, the property boasts an enclosed garden to the rear, where a generous expanse of lawn and a flagged patio provide excellent spots for outdoor relaxation and entertaining. A practical shed offers storage solutions, while side gate access enhances convenience.

Council Tax band: A

Tenure: Freehold

- No Onward Chain
- Entrance Hallway, Lounge with patio doors leading onto the garden, Kitchen/Diner with integrated oven and hob
- 3 Bedrooms, one with built in storage cupboard, 3 piece suite Bathroom
- UPVC Double Glazing, Gas Central Heating





Entrance Hallway

4' 11" x 3' 8" (1.50m x 1.12m)

Lounge

11' 1" x 14' 8" (3.39m x 4.48m)

Kitchen/Diner

12' 6" x 14' 10" (3.81m x 4.53m)

Rear Vestibule

2' 11" x 5' 10" (0.88m x 1.79m)

Landing

8' 11" x 4' 9" (2.71m x 1.44m)

Bedroom 1

12' 6" x 9' 8" (3.82m x 2.95m)

Bedroom 2

11' 2" x 6' 2" (3.40m x 1.88m)

Bedroom 3

8' 3" x 8' 4" (2.51m x 2.54m)

Bathroom

9' 7" x 4' 8" (2.91m x 1.43m)





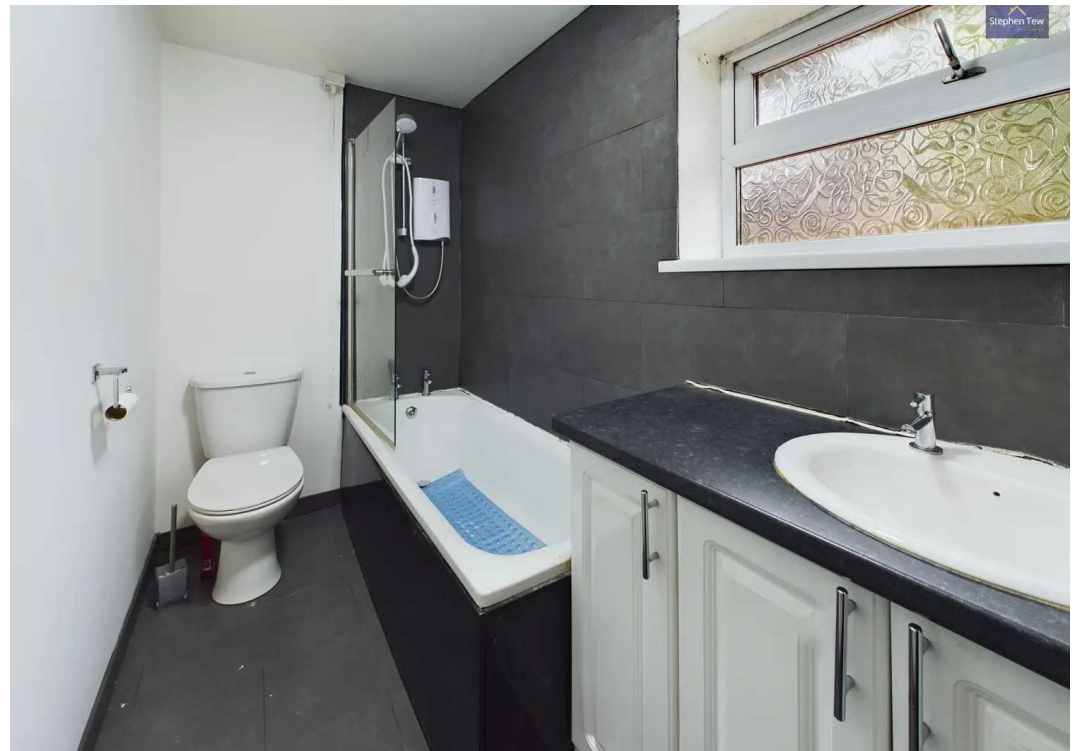
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FRONT GARDEN

Laid to lawn

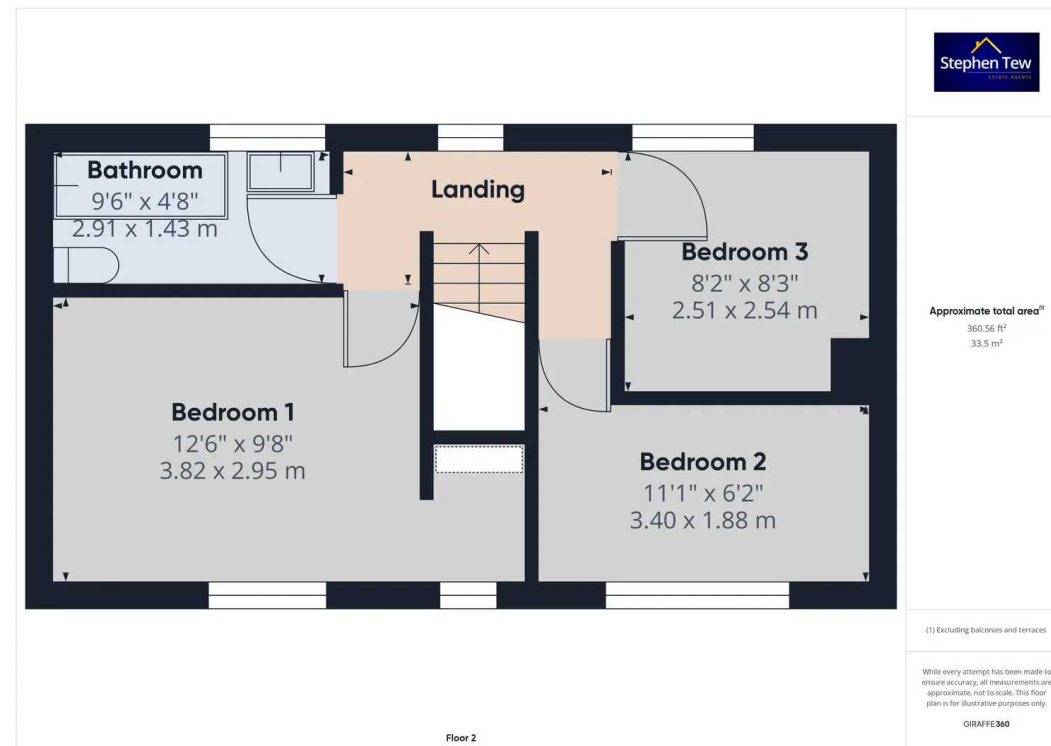
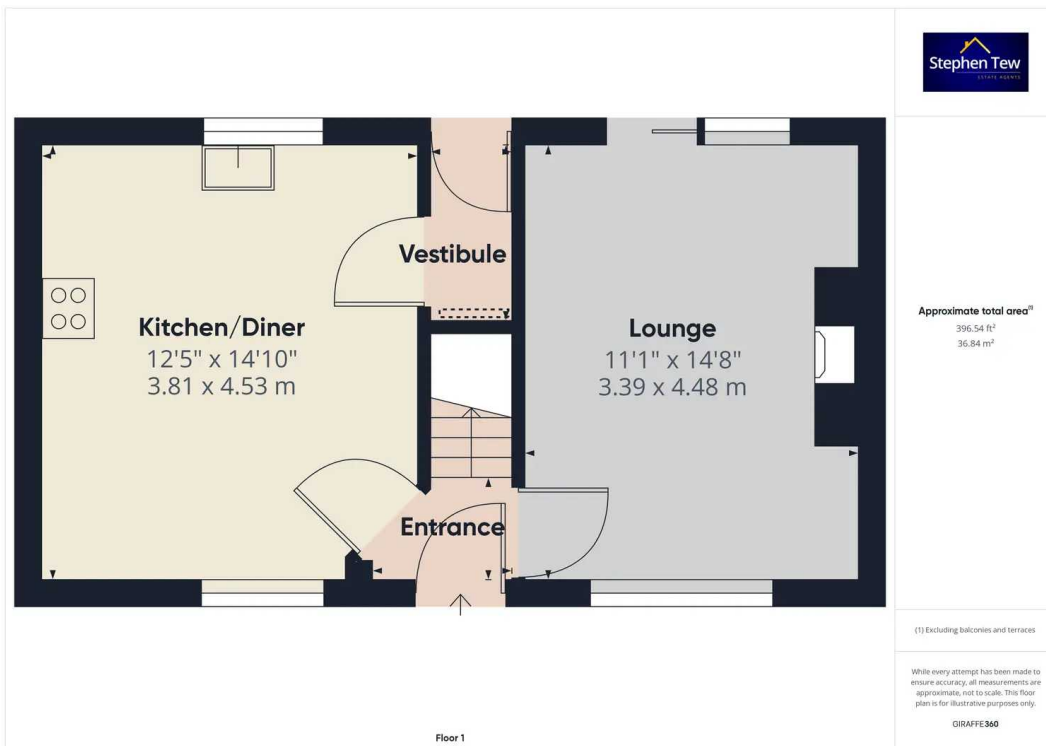
REAR GARDEN

Enclosed garden to the rear with laid to lawn and flagged patio. Shed for storage and side gate access.

ON STREET

1 Parking Space







Stephen Tew Estate Agents

Stephen Tew Estate Agents, 132 Highfield Road - FY4 2HH

01253 401111

info@stephentew.co.uk

www.stephentew.co.uk

