



**26 Mere Road, Blackpool**

Blackpool

Offers Over **£220,000**

# 26 Mere Road

Blackpool, Blackpool

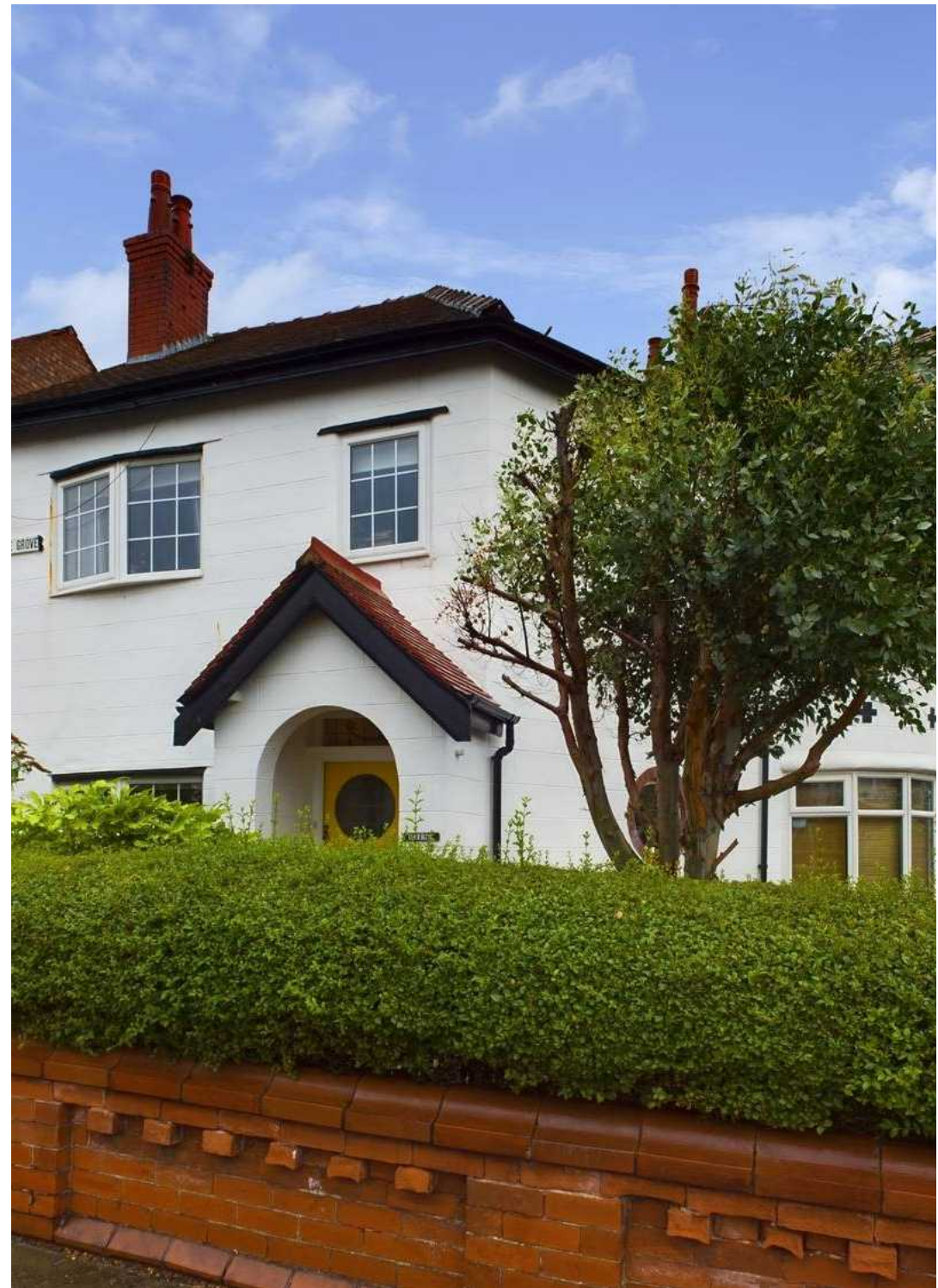
This 4 bedroom semi-detached family home offers a fantastic opportunity in an enviable location within walking distance of the picturesque Stanley Park. Its close proximity to shops, the town centre, and local schools make it an ideal choice for families. In need of modernisation throughout, this property presents an exciting prospect for development. The ground floor boasts a well-designed layout with a hallway, lounge, dining room, shower room, and kitchen. Upstairs, you will find 4 bedrooms, 2 of which feature fitted wardrobes, and a convenient 3-piece suite bathroom.

The outside space of this property boasts a corner plot wrap-around garden to the front while a private enclosed garden to the rear includes a brick outhouse with power and light, perfect for use as a utility space. The driveway to the side of the property features double gates for easy access to the garden, providing ample off-street parking. This property truly offers a blend of potential, space, and convenience that is sure to appeal to those looking to create their dream family home and is offered with no onward chain.

Council Tax band: C

Tenure: Freehold

- 4 Bedroom Semi-Detached Family Home
- Fantastic location within walking distance of the picturesque Stanley Park
- Close proximity to shops, town centre and local schools
- In need of modernisation throughout, fantastic opportunity for development
- The Ground Floor comprises of; Hallway, Lounge, Dining Room, Shower Room, Kitchen
- Upstairs there are 4 Bedrooms, 2 of which benefit from fitted wardrobes, and a 3 piece suite Bathroom
- Off Road Parking, Private Enclosed Garden
- No Onward Chain





**Hallway**  
15' 0" x 5' 7" (4.58m x 1.71m)

**Lounge**  
12' 7" x 13' 11" (3.83m x 4.24m)

**Dining Room**  
13' 11" x 11' 6" (4.24m x 3.51m)

**GF Shower Room**  
10' 10" x 8' 0" (3.29m x 2.45m)

**Kitchen**  
10' 11" x 12' 0" (3.34m x 3.65m)

**Landing**  
9' 3" x 3' 0" (2.81m x 0.91m)

**Bedroom 1**  
10' 7" x 17' 4" (3.23m x 5.28m)

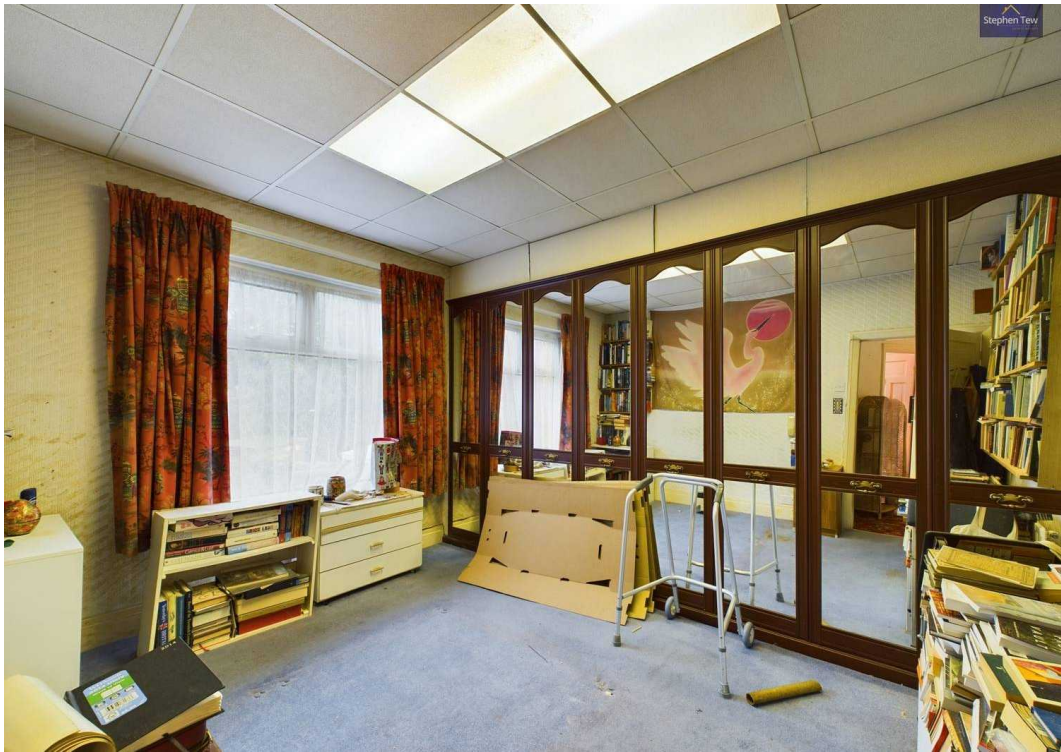
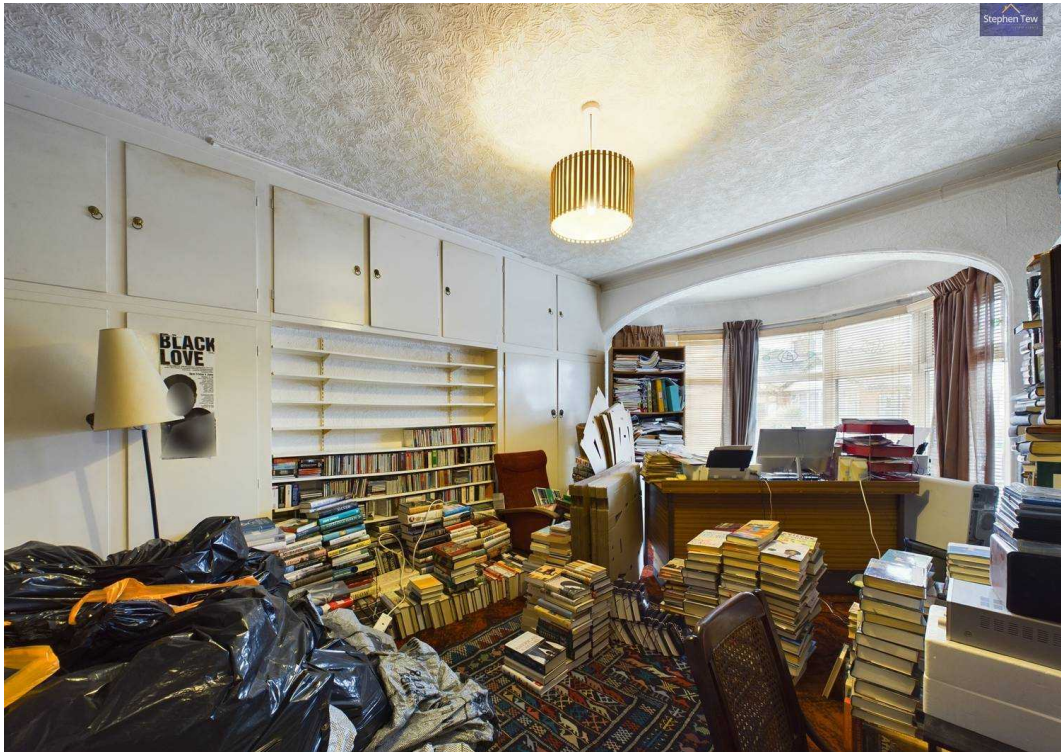
**Bedroom 2**  
14' 1" x 11' 3" (4.28m x 3.42m)

**Bedroom 3**  
9' 0" x 12' 2" (2.74m x 3.70m)

**Bedroom 4**  
9' 0" x 8' 11" (2.74m x 2.72m)

**Bathroom**  
7' 0" x 7' 2" (2.13m x 2.19m)







#### **FRONT GARDEN**

Corner plot wrap around garden to the front

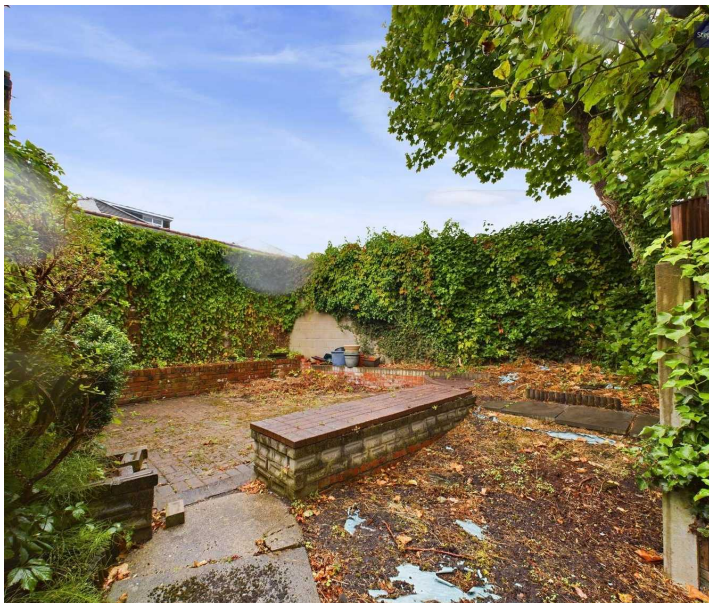
#### **REAR GARDEN**

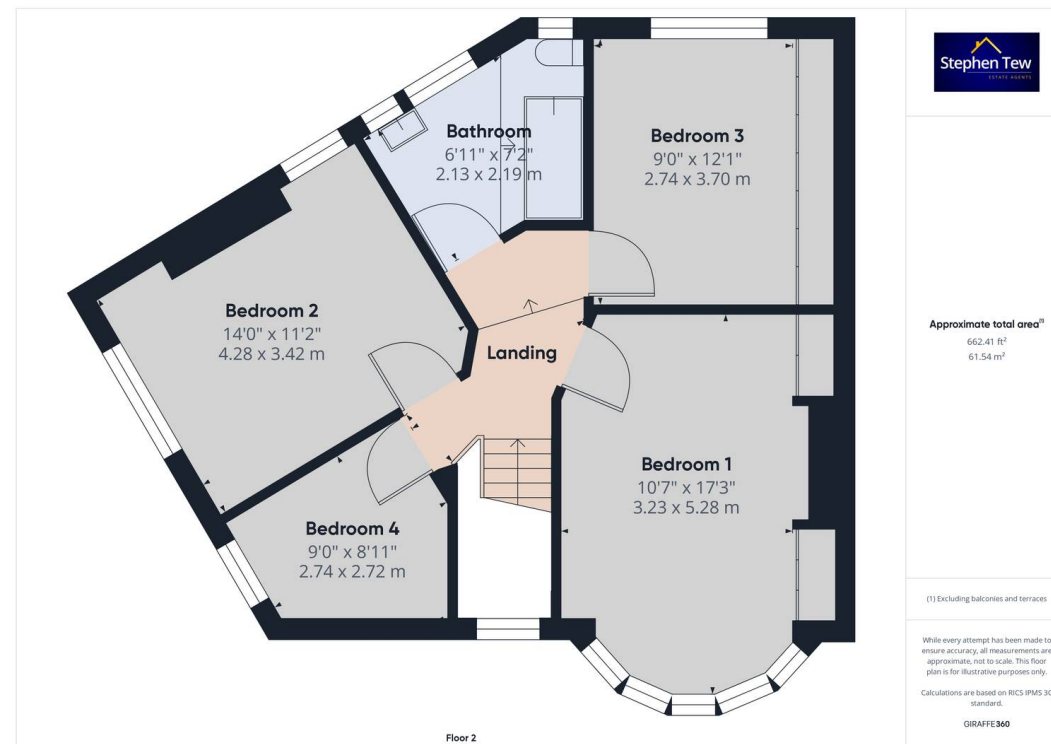
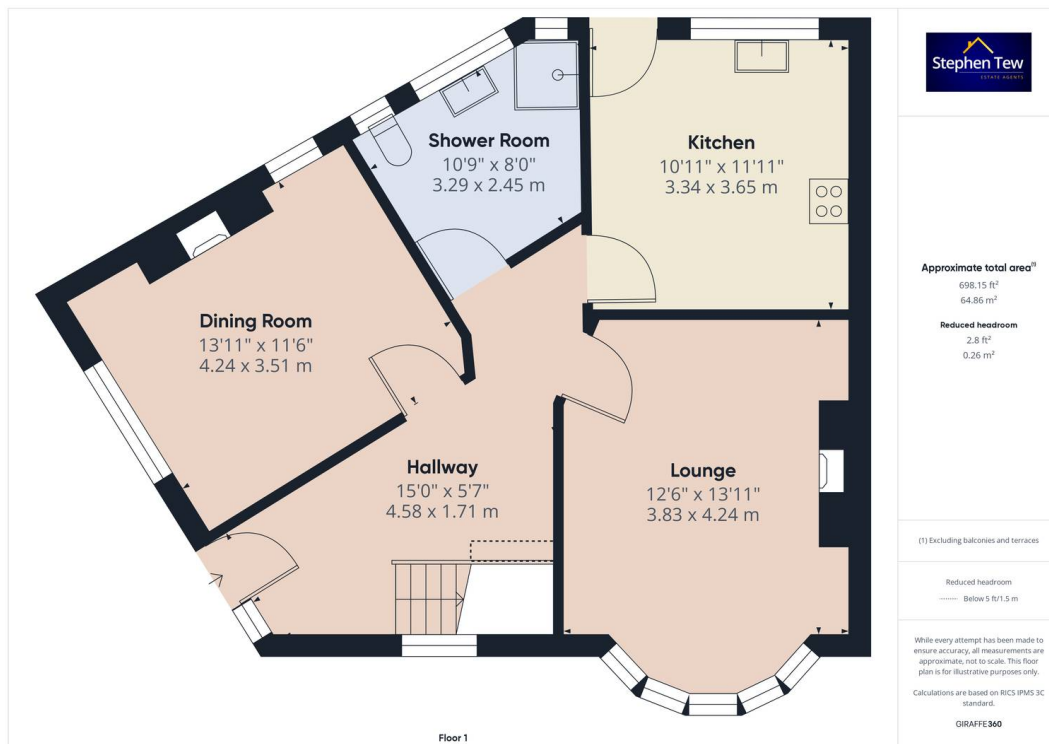
Private enclosed garden to the rear. Brick outhouse with power and light that can be used as a utility space.

#### **DRIVEWAY**

2 Parking Spaces

Driveway to the side of the property with double gates for access to the garden.







## Stephen Tew Estate Agents

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