



45 Wyre Grove, Blackpool  
Blackpool

Offers Over £100,000

# 45 Wyre Grove

Blackpool, Blackpool

This 3-bedroom mid-terraced house offers a perfect blend of comfort and convenience. Boasting a deceptively spacious interior, this property presents a warm welcome with its entrance vestibule leading to a hallway that guides you through to the inviting lounge, ideal for relaxing or entertaining guests. The dining room offers a space for family meals, while the fitted kitchen provides ample room for culinary creations. Upstairs, three bedrooms offer cosy retreats, complemented by a three-piece suite bathroom.

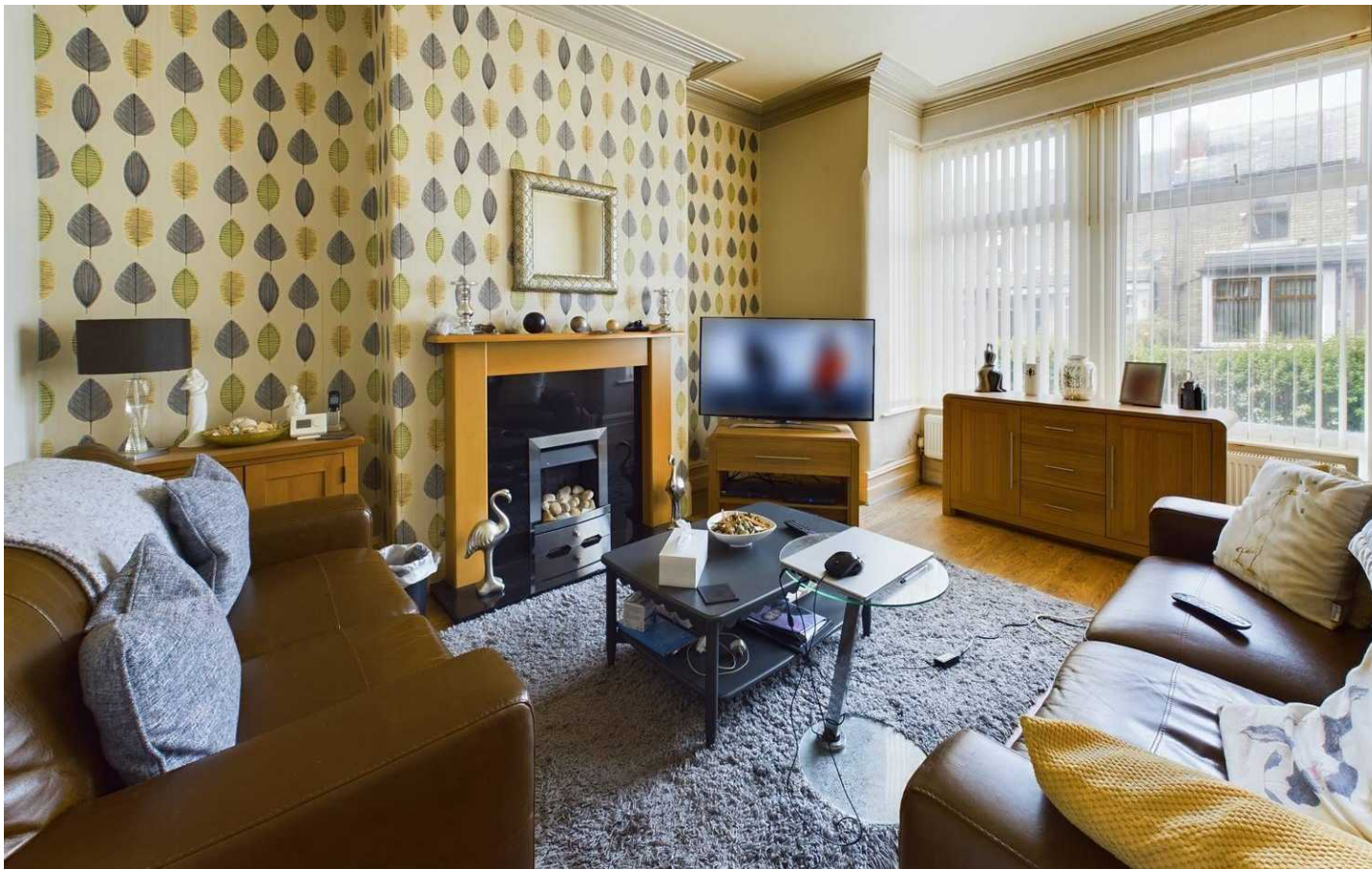
Outside, the property features a front garden, adding to its kerb appeal and the rear garden offers a private sanctuary, perfect for alfresco dining, gardening, or simply unwinding in the fresh air. Situated in close proximity to local schools, shops, and amenities, this property is conveniently located for families and professionals alike, offering easy access to everything needed for day-to-day living.

Council Tax band: A

Tenure: Freehold

- Deceptively Spacious 3 Bedroom Mid-Terraced Property
- Entrance Vestibule, Hallway, Lounge, Dining Room, Kitchen
- 3 Bedrooms, 3 piece suite Bathroom
- Close Proximity to Local Schools, Shops and Amenities





**Vestibule**

3' 11" x 3' 5" (1.19m x 1.03m)

**Hallway**

10' 11" x 3' 5" (3.32m x 1.05m)

**Lounge**

14' 10" x 11' 6" (4.53m x 3.51m)

**Dining Room**

14' 2" x 12' 2" (4.31m x 3.70m)

**Kitchen**

16' 9" x 9' 6" (5.10m x 2.90m)

**Landing**

**Bedroom 1**

12' 5" x 12' 7" (3.79m x 3.84m)

**Bedroom 2**

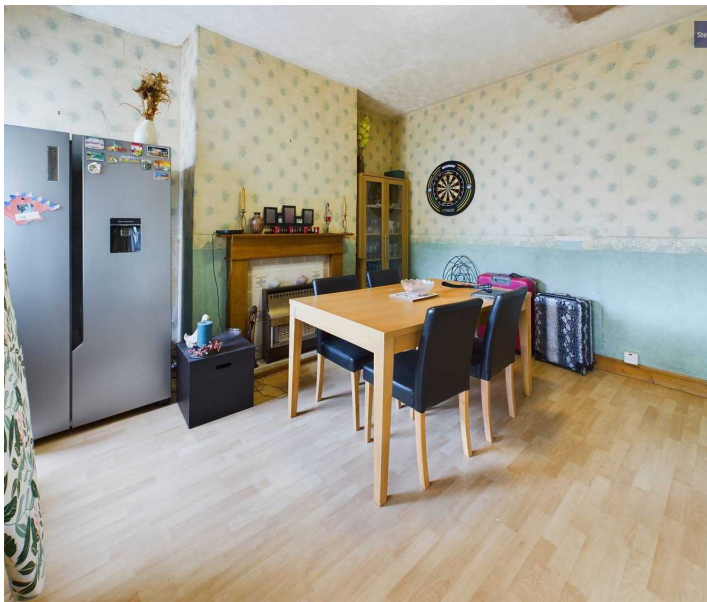
14' 1" x 9' 6" (4.30m x 2.90m)

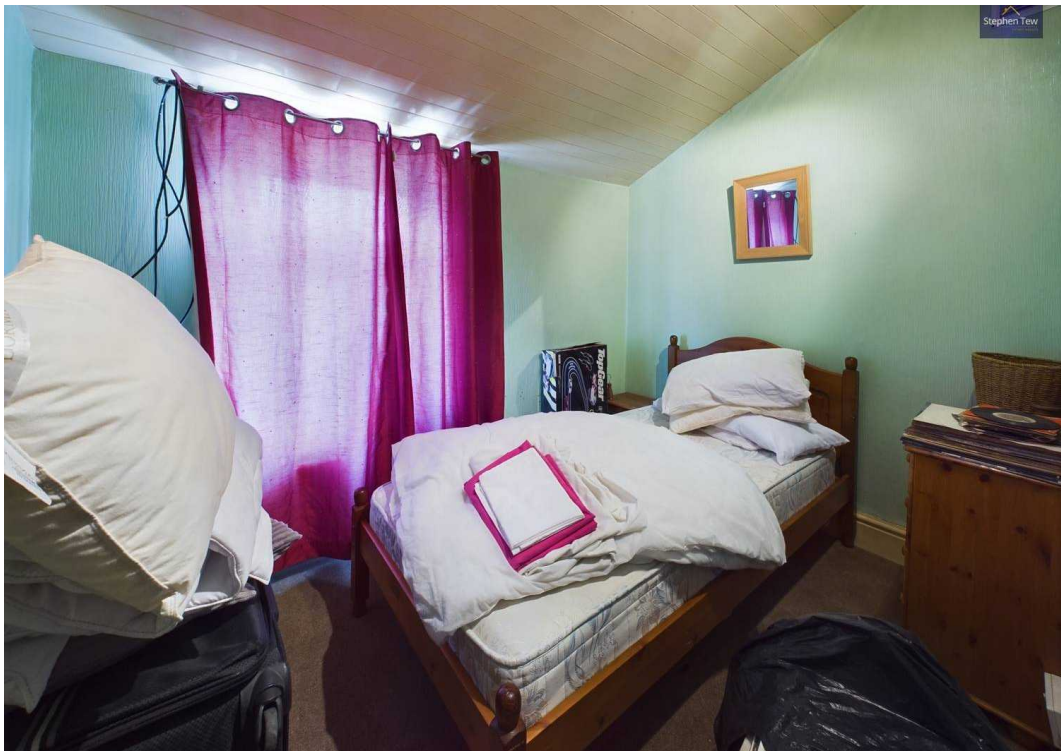
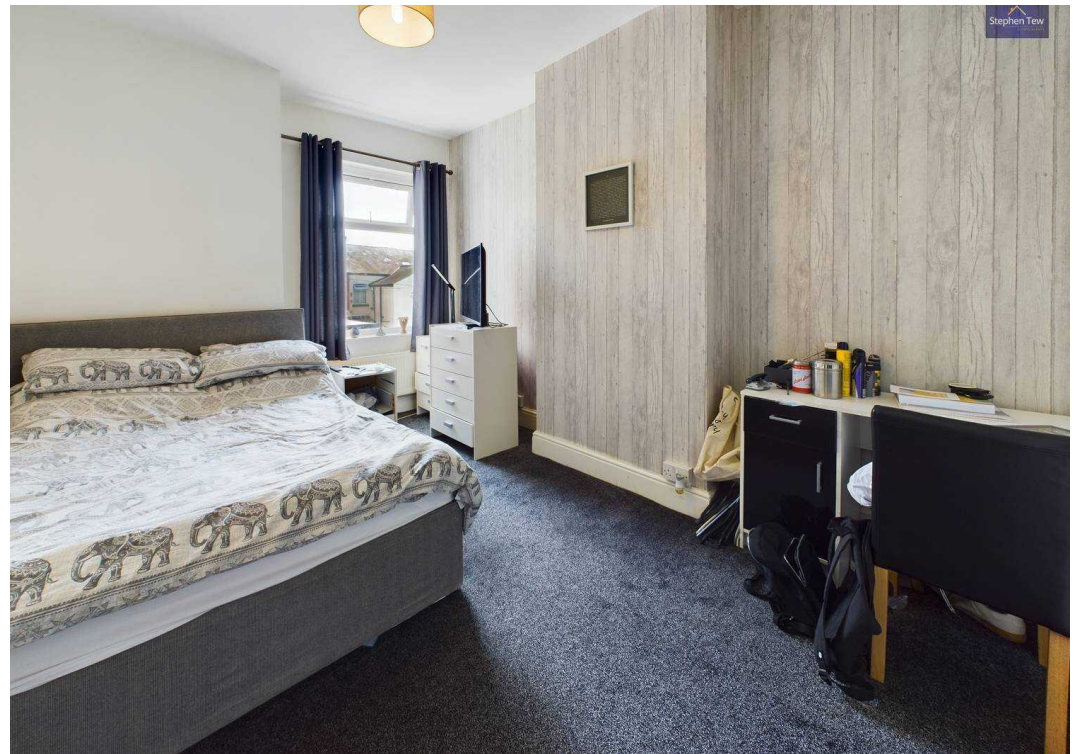
**Bedroom 3**

6' 11" x 9' 7" (2.10m x 2.92m)

**Bathroom**

6' 4" x 6' 5" (1.94m x 1.95m)









## Stephen Tew Estate Agents

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