



53 Sandicroft Road, Blackpool
Blackpool

Offers Over **£160,000**

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Nestled in a popular residential location, this 3-bedroom semi-detached family home offers comfortable living spaces and modern amenities. The property boasts an entrance vestibule, hallway, a cosy lounge with a log burner, a dining room, and a modern kitchen/diner featuring a recently installed 'Magnet' kitchen that is still under warranty. Completing the ground floor is a convenient WC. Upstairs, you will find 3 well-appointed bedrooms and a modern 3-piece suite bathroom fitted in 2019. The house benefits from having a new front door fitted in 2022 still under warranty, has been re-plastered, rewired, and features a Worcester Bosch boiler still under warranty.

Stepping outside, the property offers a delightful outdoor space perfect for relaxation and entertaining. The front of the house features a gravelled garden with flower borders and a paved driveway providing ample parking space for multiple cars. The rear garden is laid to lawn with a paved patio area, offering a tranquil setting for outdoor activities. Additionally, the property includes access to a garage with a light and power supply, completing this wonderful family home.

Located in a convenient location within walking distance from local schools and with excellent transport links, within close proximity to local railway stations with direct services to Manchester, Liverpool, Leeds and York. Viewing is highly recommended.

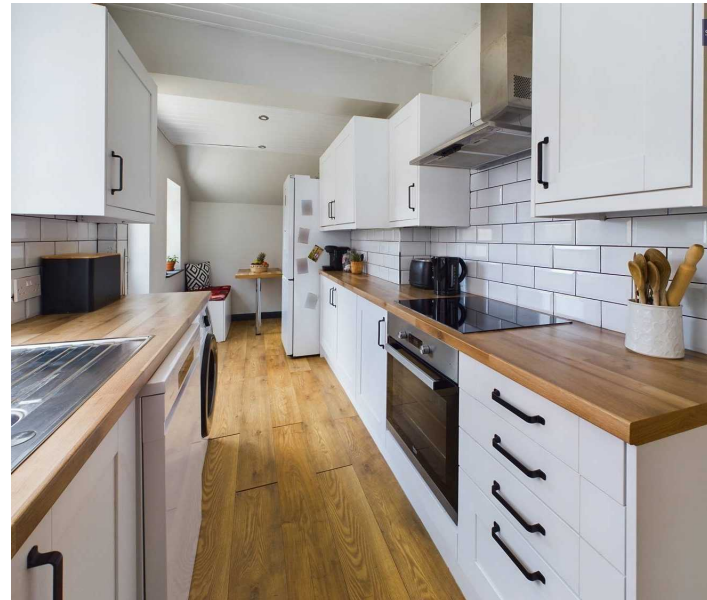
Council Tax band: C

Tenure: Freehold





- 3 Bedroom semi-detached family home in popular residential location
- Entrance vestibule, Hallway, Lounge with log burner, Dining Room, Modern Kitchen/Diner, GF WC
- Modern Fitted 'Magnet' Kitchen installed in 2022 still under warranty
- 3 Bedrooms, 3 piece suite modern Bathroom fitted in 2019
- Driveway for multiple cars, Garage with light and power supply
- Re-plastered and Rewired in recent years
- New front door under warranty (installed in September 2022)
- Worcester Bosch boiler under warranty (installed in July 2019)





Entrance vestibule
2' 9" x 3' 1" (0.84m x 0.94m)

Hallway
12' 6" x 3' 3" (3.82m x 0.98m)

Lounge
16' 6" x 11' 9" (5.03m x 3.57m)

Dining Room
13' 8" x 10' 8" (4.16m x 3.26m)

Kitchen/Diner
18' 0" x 6' 9" (5.49m x 2.07m)

GF WC
5' 0" x 2' 4" (1.52m x 0.72m)

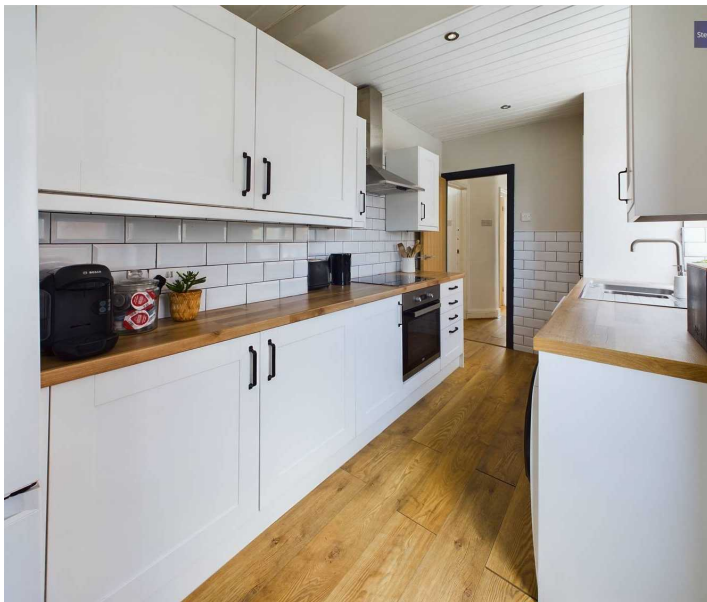
Landing
8' 3" x 3' 6" (2.52m x 1.07m)

Bedroom 1
16' 7" x 10' 11" (5.06m x 3.33m)

Bedroom 2
13' 10" x 10' 9" (4.22m x 3.27m)

Bedroom 3
7' 3" x 7' 1" (2.20m x 2.15m)

Bathroom
8' 5" x 6' 10" (2.57m x 2.09m)







FRONT GARDEN

Gravelled garden to the front with flower borders and paved driveway

REAR GARDEN

Laid to lawn and paved patio area. Access to the garage.

GARAGE

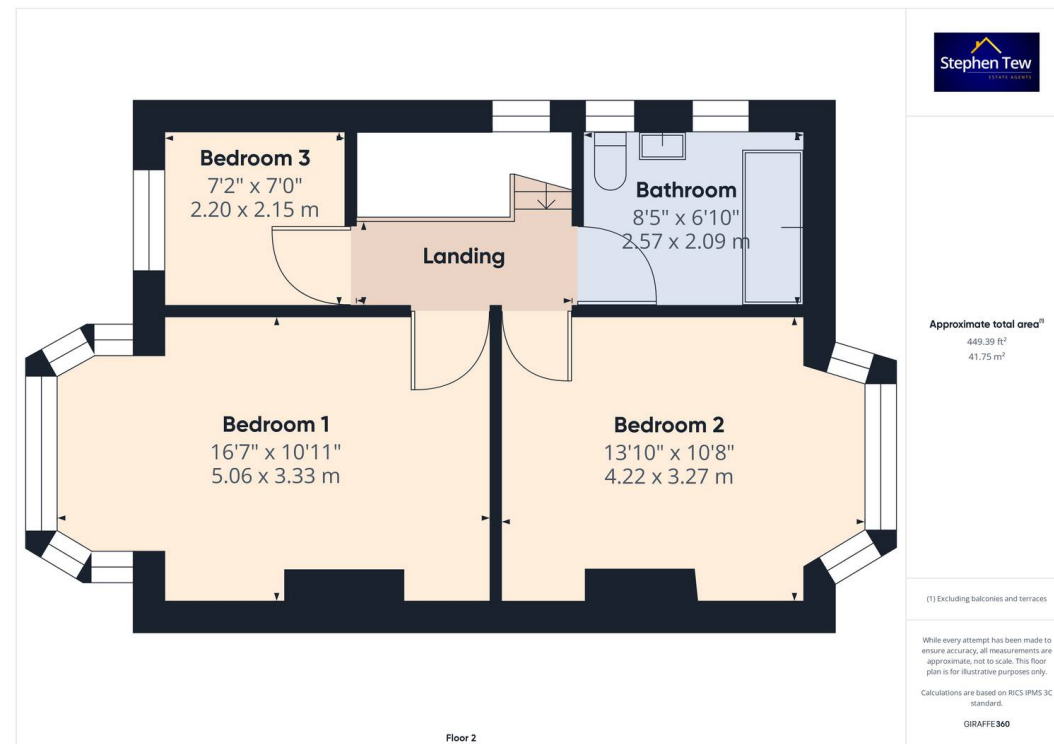
Single Garage

DRIVEWAY

3 Parking Spaces

Driveway for multiple cars.







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