



Abbotsford Road, Blackpool

Offers Over £170,000

Abbotsford Road

Blackpool

A superb opportunity to acquire this impressive 4-bedroom mid-terraced house, located in a sought-after area within close proximity to Stanley Park, making the perfect family home for those seeking modernity and convenience. Recently renovated throughout, the property benefits from new carpets and a new uPVC double glazed front door.

The ground floor comprises a hallway, lounge, kitchen, dining room, and conservatory, offering ample room for relaxation and entertainment. Boasting a brand new, modern kitchen complete with integrated appliances – oven, hob, fridge, freezer, and dishwasher – ideal for culinary enthusiasts.

The first floor accommodates three bedrooms and a brand new modern three-piece suite bathroom featuring a fitted sink storage unit, adding a touch of sophistication to the space, while the fourth bedroom on the second floor comes complete with an en-suite shower room.

With no onward chain, the convenience factor is further elevated, making this an enticing opportunity for prospective buyers. Off-road parking adds to the practicality of this residence. Externally, this residence offers off-road parking to the front, ensuring hassle-free parking arrangements for residents and guests. The rear garden is a haven for outdoor enthusiasts, featuring a laid to lawn grass area and a charming wooden decking section, perfect for al-fresco dining and outdoor gatherings. Additionally, a brick outhouse with a new roof, light, power supply, and plumbing for a washing machine stands, provides additional storage and utility options.

Council Tax band: B

Tenure: Freehold





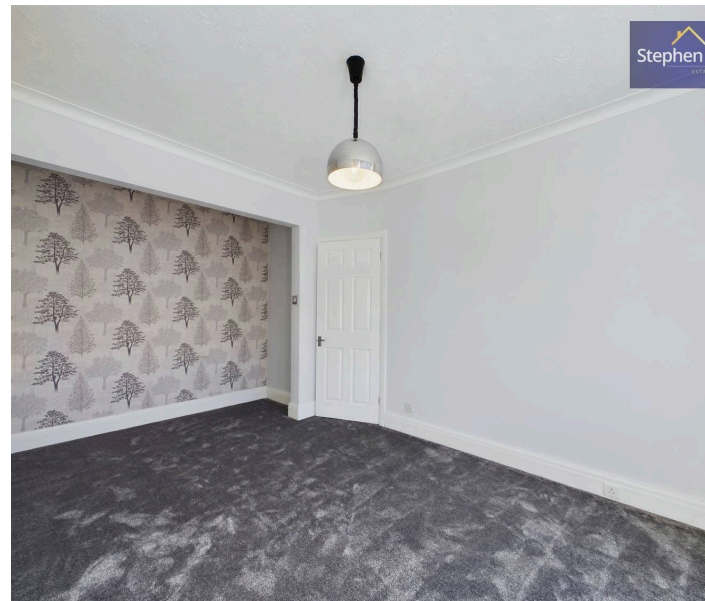
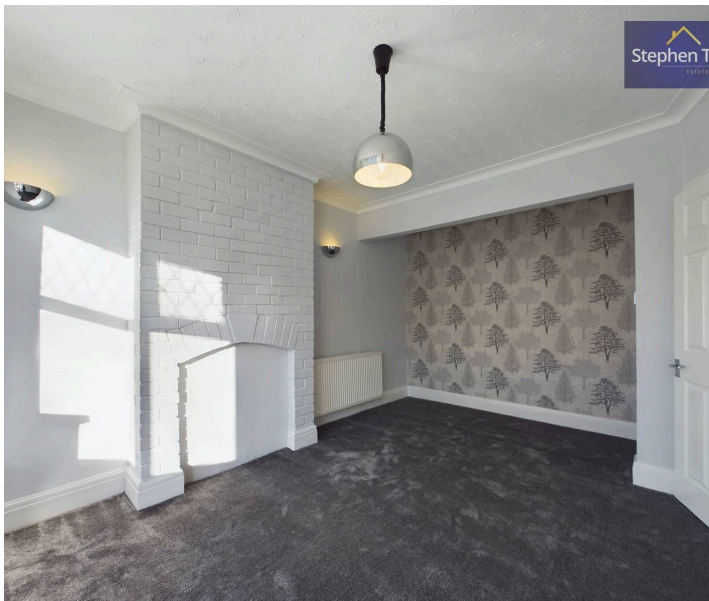
Hallway
11' 7" x 5' 5" (3.54m x 1.65m)

Lounge
17' 4" x 9' 3" (5.29m x 2.82m)

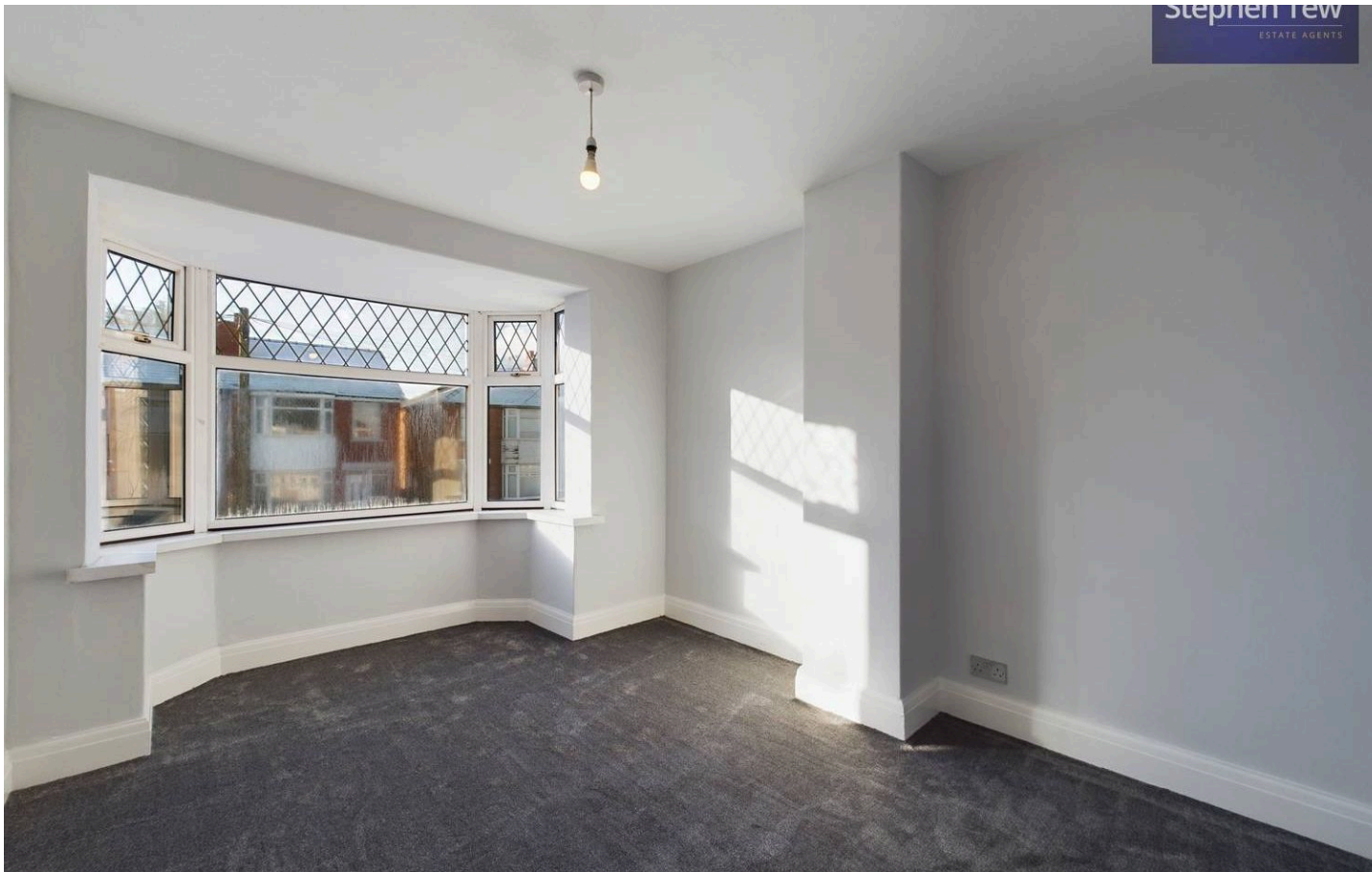
Kitchen
11' 0" x 6' 1" (3.36m x 1.85m)

Dining Room
9' 11" x 9' 6" (3.01m x 2.90m)

Conservatory
13' 0" x 13' 7" (3.95m x 4.13m)







Landing

Bedroom 1

14' 1" x 9' 8" (4.28m x 2.95m)

Bedroom 2

13' 6" x 9' 9" (4.12m x 2.96m)

Bedroom 3

6' 9" x 6' 1" (2.06m x 1.85m)

Bathroom

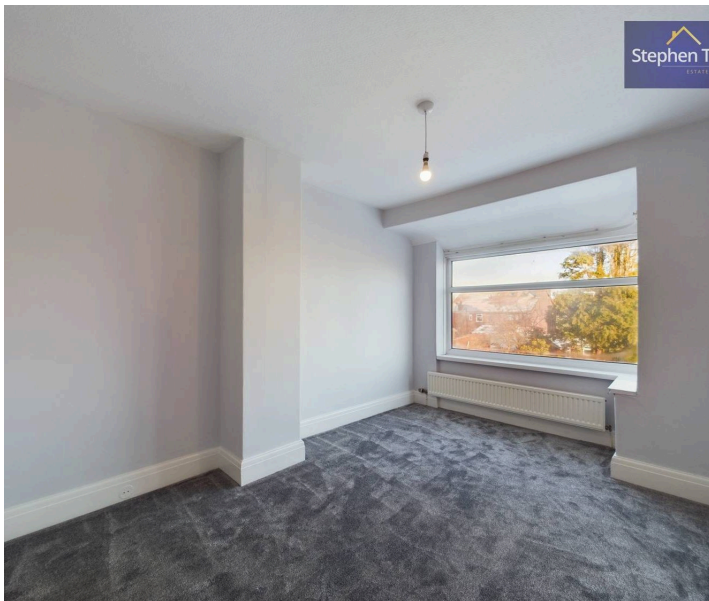
5' 5" x 6' 1" (1.65m x 1.86m)

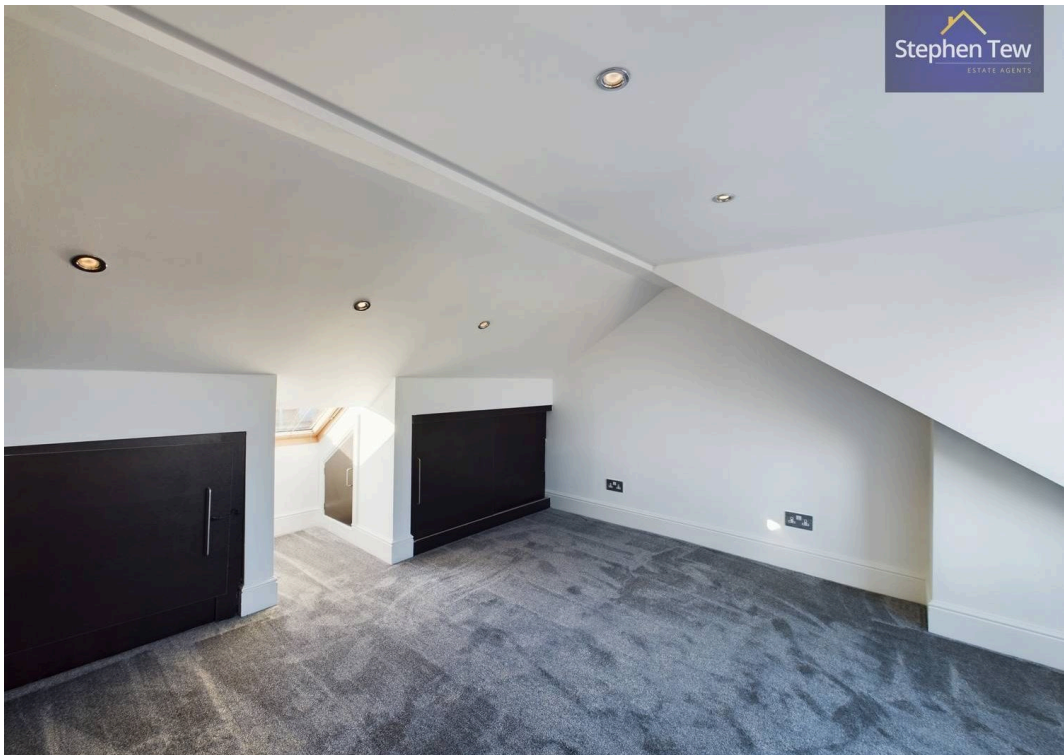
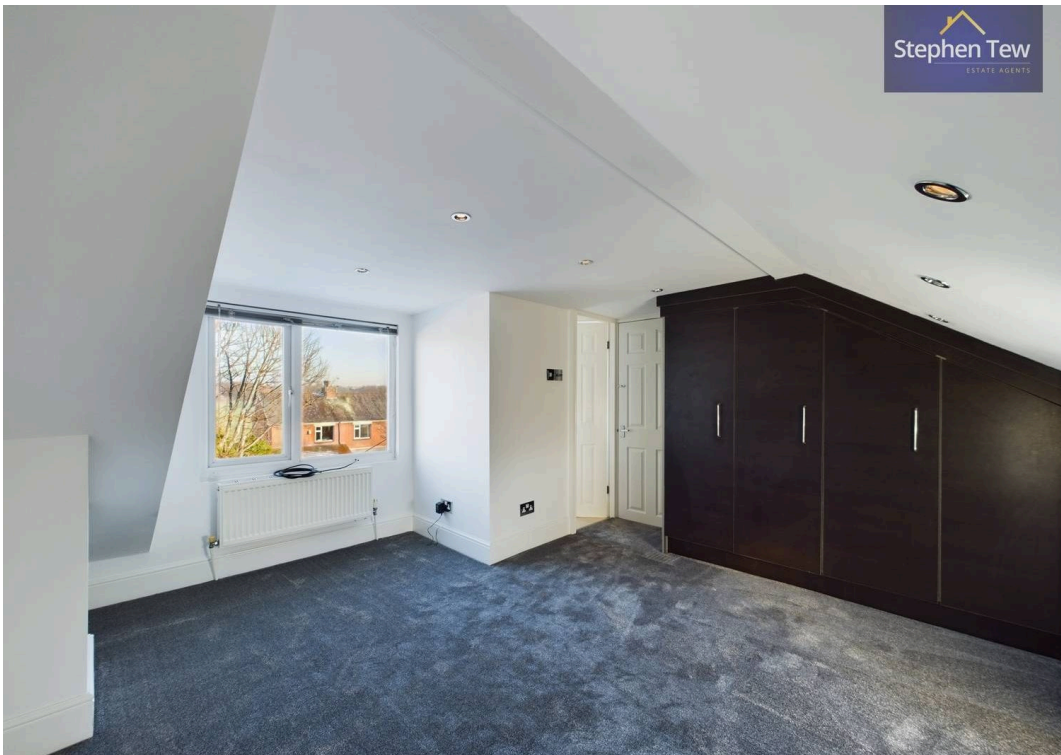
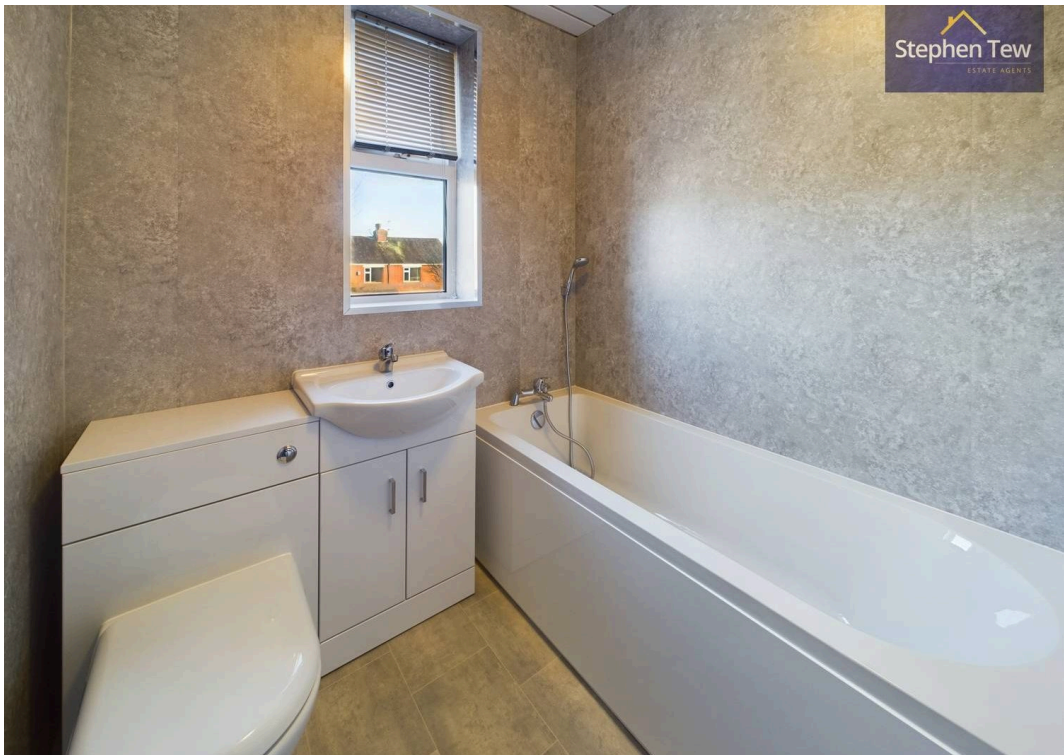
Bedroom 4

12' 10" x 13' 0" (3.92m x 3.97m)

En-suite

3' 1" x 7' 7" (0.94m x 2.30m)







FRONT GARDEN

Off road parking provided to the front.

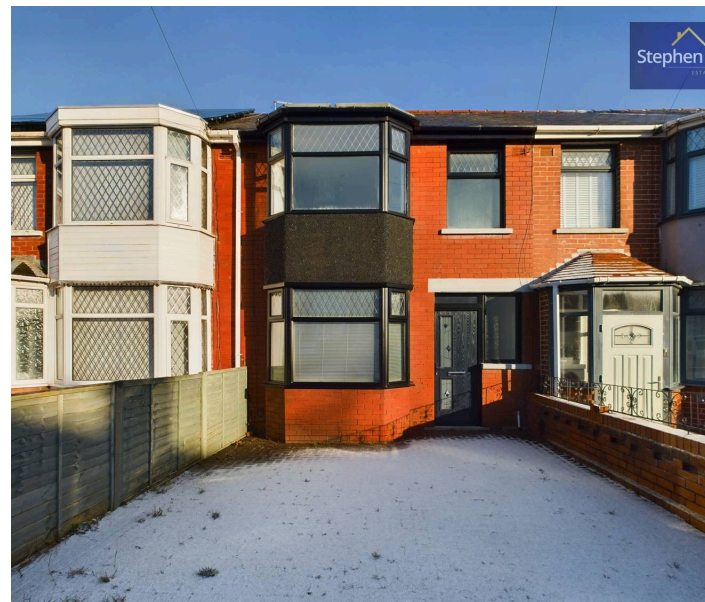
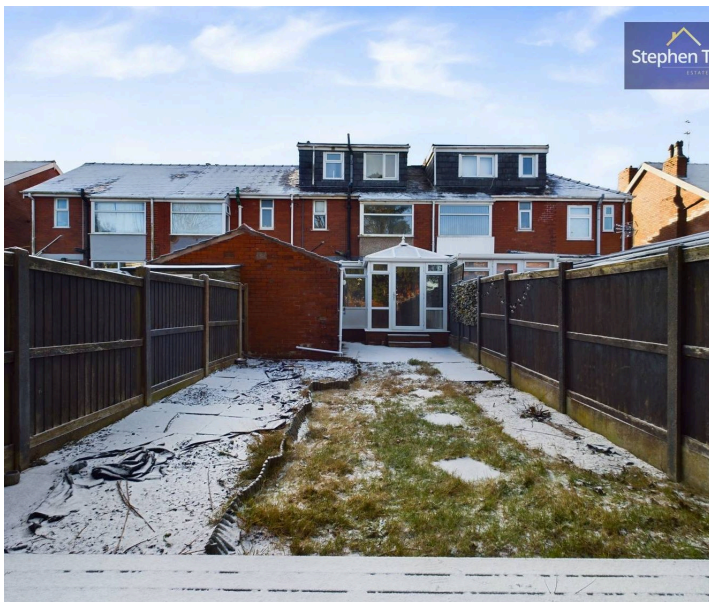
REAR GARDEN

Enclosed garden to the rear with laid to lawn grass and wooden decking area. Brick shed for storage.

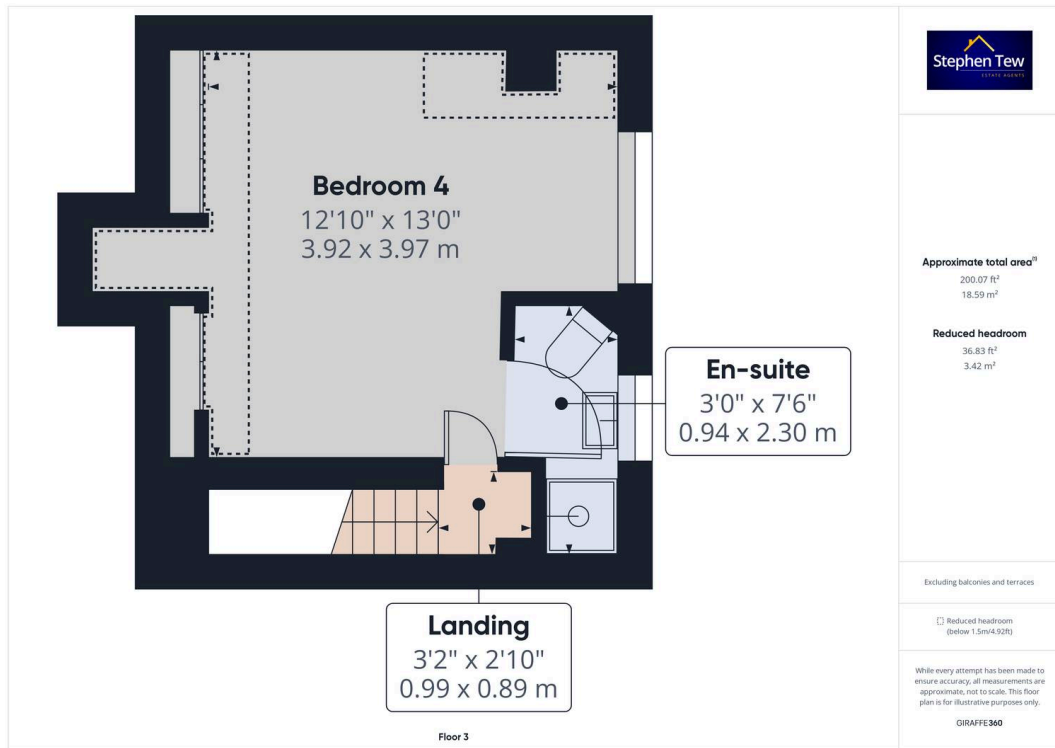
OFF STREET

1 Parking Space

Off road parking to the front.









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