



  
**Stephen Tew**  
ESTATE AGENTS  
**FOR SALE**  
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**10 Oakleaf Way, Blackpool**

Blackpool

Offers Over **£120,000**



# 10 Oakleaf Way

Blackpool, Blackpool

Nestled in a sought-after residential area, this charming two-bedroom semi-detached house presents an ideal opportunity for first-time buyers or growing families looking to settle down in a serene environment. Upon entering the property, you are greeted by an inviting entrance vestibule leading into a spacious lounge, perfect for entertaining guests or unwinding after a long day. The recently refurbished kitchen boasts modern fixtures and fittings, with a convenient patio door opening onto the rear garden, flooding the space with natural light. Upstairs, the landing provides access to two generously sized bedrooms and a pristine three-piece suite family bathroom, offering a tranquil retreat for rest and relaxation.

Stepping outside, the property reveals a well-maintained and fully enclosed north-east facing rear garden, providing a private oasis for outdoor activities. The side access ensures convenience for outdoor maintenance and enjoying the fresh air, while an allocated parking space offers hassle-free parking arrangements for residents and visitors alike. Experience a harmonious blend of indoor comfort and outdoor serenity in this delightful home, where every corner is designed to cater to your lifestyle needs and elevate your living experience.

Council Tax band: A

Tenure: Leasehold

- Two Bedroom Semi- Detached House
- Entrance Vestibule, Spacious Lounge, Recently Refurbished Kitchen With Patio Door Leading To Rear Garden
- Landing, Three Piece Suite Family Bathroom
- Enclosed North East Facing Rear Garden With Side Access, Allocated Parking Space
- Close Proximity To The M55 Motorway And Transportation links







## Entrance Vestibule

## Lounge

10' 5" x 14' 8" (3.17m x 4.46m)

## Kitchen

7' 0" x 11' 2" (2.13m x 3.40m)

## Landing

## Bedroom 1

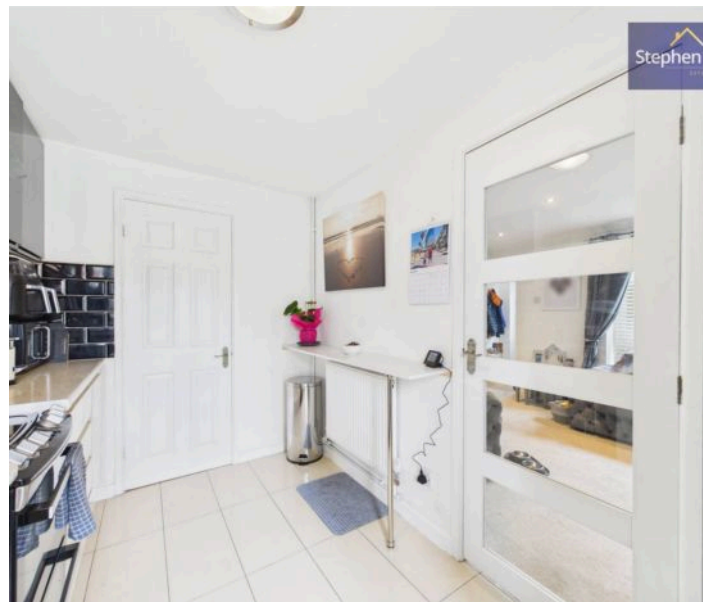
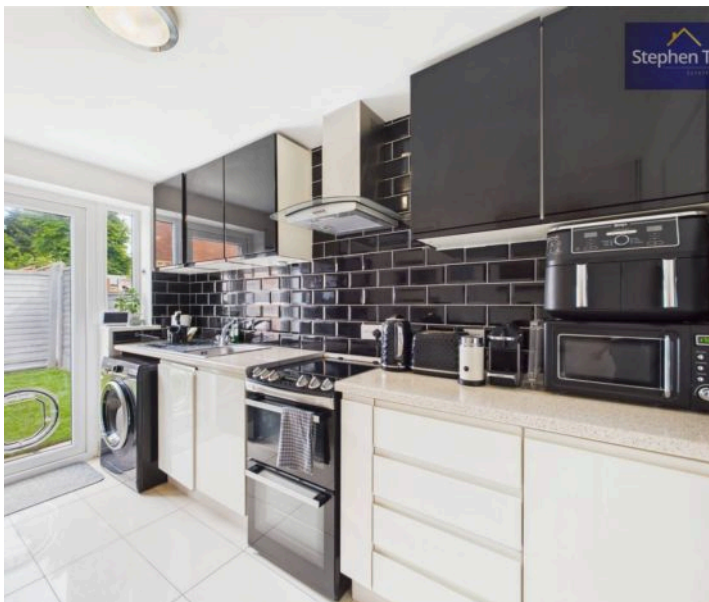
12' 0" x 8' 3" (3.65m x 2.52m)

## Bedroom 2

8' 2" x 6' 1" (2.48m x 1.85m)

## Bathroom

5' 6" x 6' 3" (1.68m x 1.91m)





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## Bedroom 1

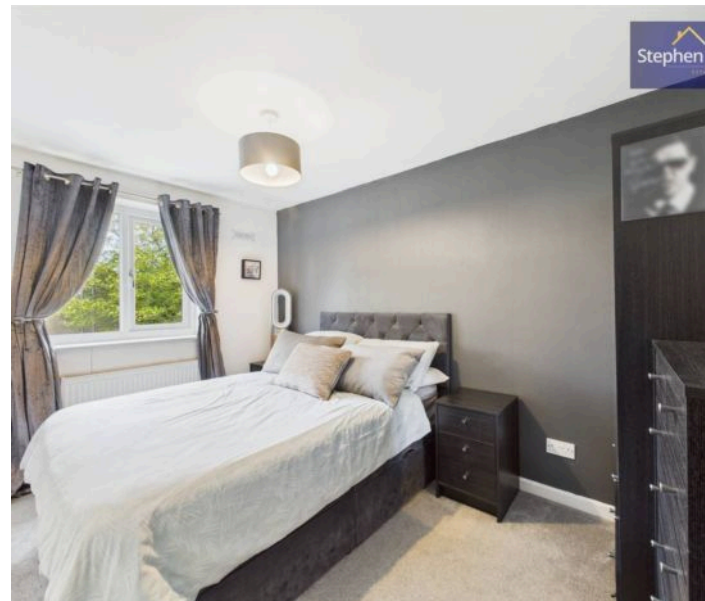
12' 0" x 8' 3" (3.65m x 2.52m)

## Bedroom 2

8' 2" x 6' 1" (2.48m x 1.85m)

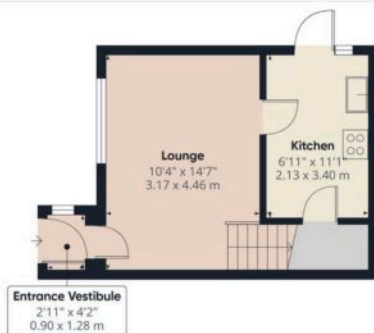
## Bathroom

5' 6" x 6' 3" (1.68m x 1.91m)









Floor 1



Floor 2



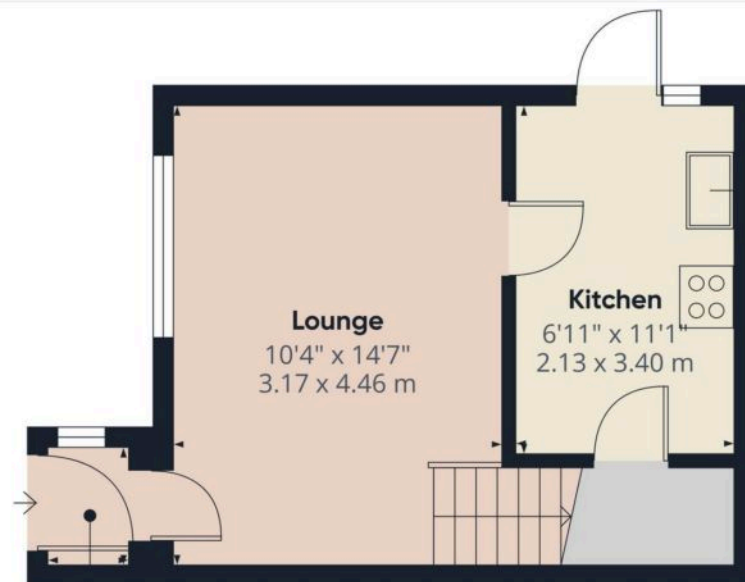
Approximate total area<sup>(1)</sup>  
495 ft<sup>2</sup>  
45.9 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 1



Approximate total area<sup>(1)</sup>  
274 ft<sup>2</sup>  
25.4 m<sup>2</sup>

(1) Excluding balconies and terraces

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DRAFT 360





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