




Stephen Tew
ESTATE AGENTS
FOR SALE
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11 Troutbeck Crescent, Blackpool

Blackpool

Offers Over **£125,000**

11 Troutbeck Crescent

Blackpool

This well-presented 3-bedroom terraced house offers a fantastic opportunity for those seeking a comfortable and conveniently located home. Situated in a popular residential area, this property benefits from easy access to local schools, shops, and transport links. The house boasts off-road parking and features an enclosed garden to the rear, providing a peaceful outdoor space for relaxation and entertaining. A highlight of this property is the solar panels fitted, generating approximately £1,000 per annum, offering both environmental benefits and cost savings for the homeowner.

Upon entering the property, you are greeted by a welcoming hallway that leads to the lounge, complete with a log burner for cosy evenings in, leading through to the dining room featuring patio doors that open out to the garden, creating a seamless indoor-outdoor flow. The modern kitchen is equipped with integrated appliances, including an oven, grill, and hob, while a separate utility room and ground floor WC offer convenience for daily living. Upstairs, you will find three double bedrooms, each with built-in cupboards or wardrobes, providing ample storage space. The three-piece suite bathroom completes the accommodation, offering a relaxing space to unwind after a long day. Additional features include ramp access to the front of the property and shared side access.

Outside, the property offers off-road parking to the front, ensuring convenience for residents and visitors alike. The low-maintenance garden to the rear is a delightful oasis, featuring flagstones, shrub, and flower borders, as well as a brick outhouse for storage. Whether you enjoy gardening, outdoor dining, or simply soaking up the sun, this garden is sure to be a cherished spot for all seasons. With its blend of comfort, convenience, and outdoor space, this property presents a wonderful opportunity to create a warm and inviting home in a sought-after location.

Council Tax band: A

Tenure: Freehold

- Well Presented 3 Bedroom Terraced House
- Off Road Parking, Enclosed Garden To The Rear
- Located In A Popular Residential Area Within Close Proximity To Schools, Shops And Transport Links





Hallway

13' 6" x 6' 1" (4.12m x 1.86m)

Lounge

13' 5" x 12' 6" (4.08m x 3.81m)

Dining Room

10' 9" x 9' 4" (3.28m x 2.85m)

Kitchen

10' 10" x 9' 4" (3.31m x 2.84m)

Utility Room

9' 4" x 6' 3" (2.84m x 1.90m)

GF WC

2' 6" x 6' 8" (0.77m x 2.02m)

Landing

10' 9" x 8' 4" (3.27m x 2.53m)

Bedroom 1

10' 11" x 11' 3" (3.32m x 3.43m)

Bedroom 2

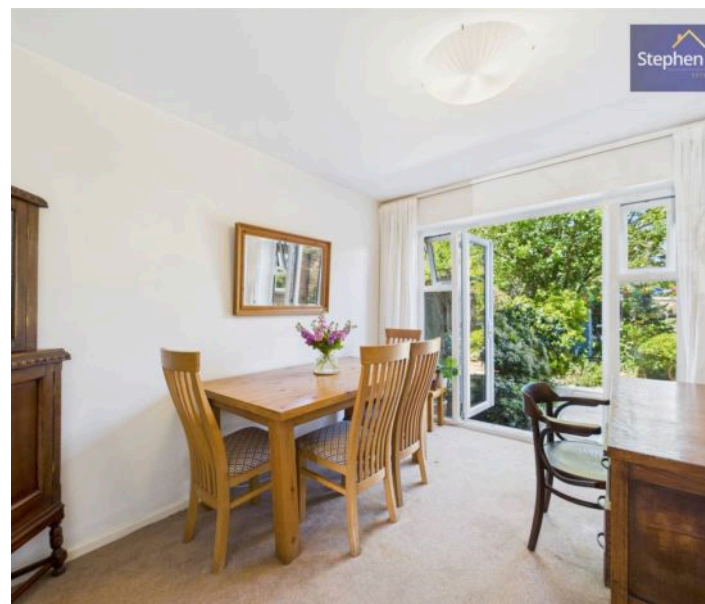
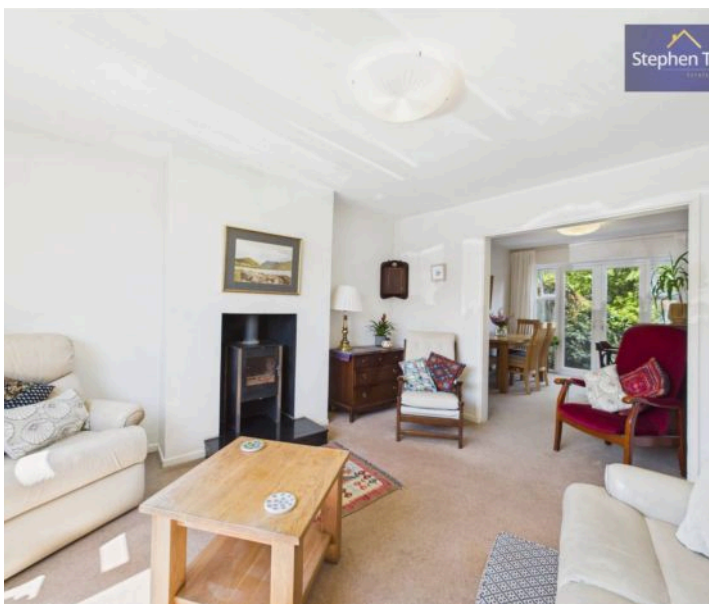
10' 10" x 14' 3" (3.30m x 4.34m)

Bedroom 3

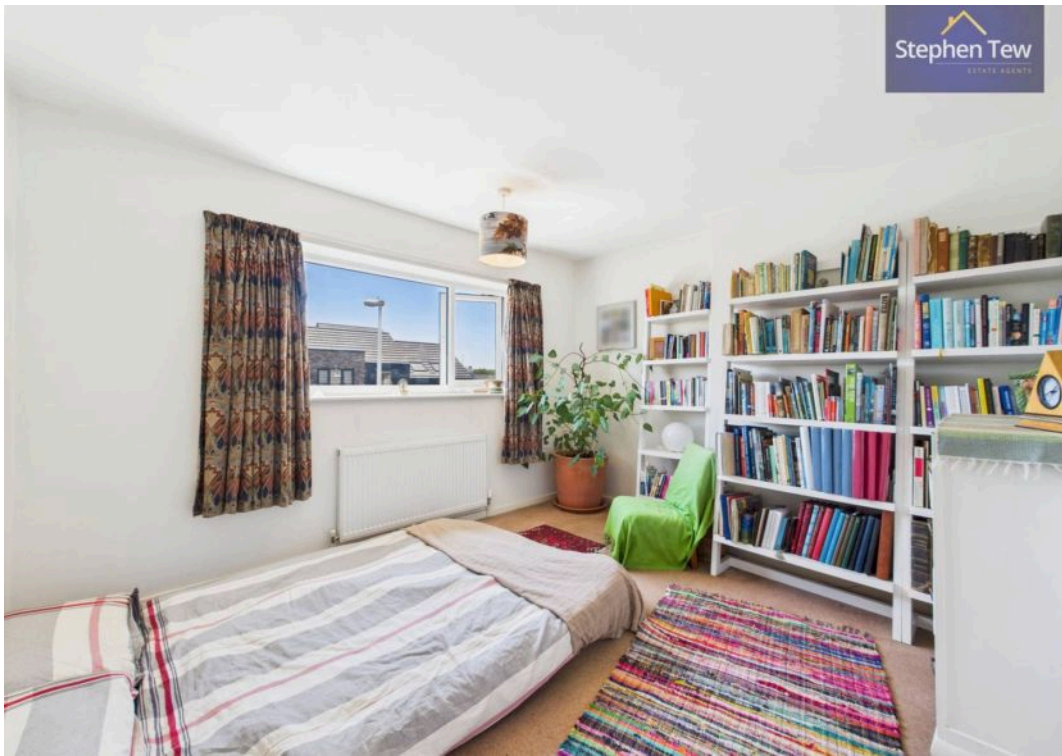
7' 7" x 8' 4" (2.32m x 2.53m)

Bathroom

5' 7" x 6' 8" (1.71m x 2.04m)









FRONT GARDEN

Off road parking to the front

REAR GARDEN

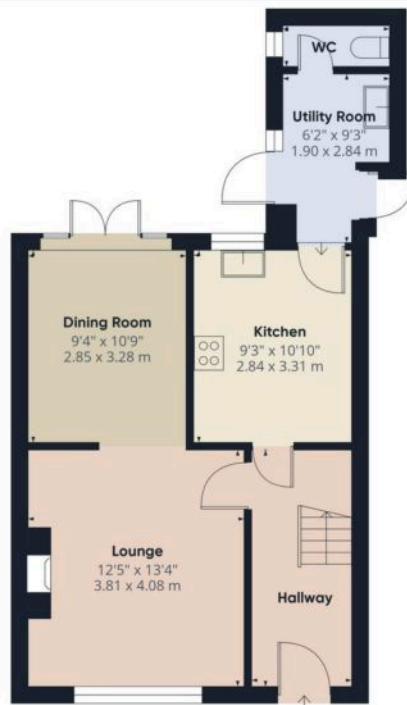
Low maintenance, enclosed garden to the rear with flag stones and shrub/flower borders and brick outhouse.

OFF STREET

1 Parking Space

Off road parking to the front of the property.





Floor 1

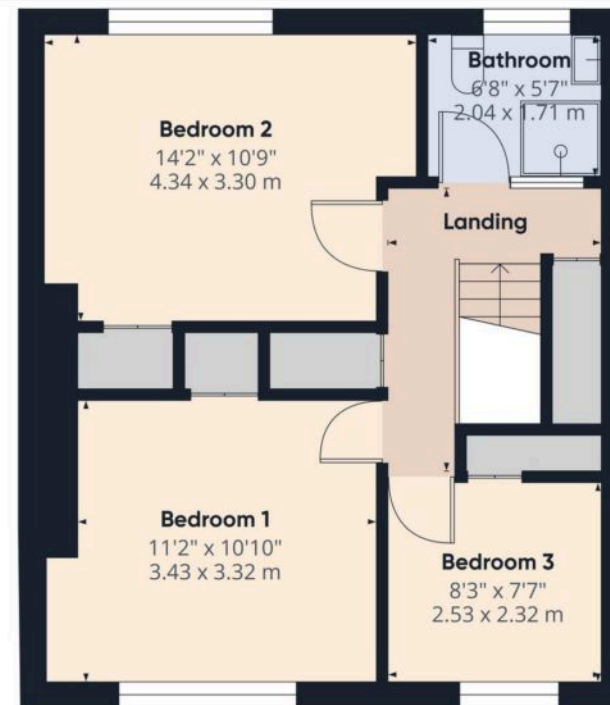


Approximate total area⁽¹⁾
522 ft²
48.4 m²

(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 illustration purposes only. Calculations are based on RICS SPMS 3C standard.

DISAFLY 360



Floor 2



Approximate total area⁽¹⁾
468 ft²
43.4 m²

(1) Excluding balconies and terraces

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DISAFLY 360



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