



8 Gregson Close, Blackpool

Blackpool

Offers Over £290,000

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Blackpool, Blackpool

A well-presented detached house in a quiet cul-de-sac location awaits at this charming property, nestled in a popular residential area with close proximity to local schools, shops, and transport links. Boasting three bedrooms and a family bathroom, this home offers ample space for comfortable living. The property features two reception rooms one of which could be used as a bedroom with En-suite, a sunroom, kitchen, and a convenient ground floor WC. The highlight of the outdoor space is the enclosed north-facing garden, complete with a patio and a luxurious hot tub, providing an ideal retreat for relaxation and entertainment.

The landscaped garden is a serene haven, featuring a separate dining area perfect for al fresco meals and relaxation. Enjoy the convenience of parking spaces located on the driveway of the property. A garage situated down the side of the house offers the flexibility of a possible storage unit or secure parking for an additional vehicle. Whether you seek a peaceful sanctuary indoors or wish to unwind under the stars in the hot tub, this property effortlessly combines suburban charm with modern comfort for a truly inviting living experience.

Council Tax band: D

Tenure: Leasehold

- Well presented Detached House In A Quiet Cul-de-Sac Location
- Three Bedrooms, Family Bathroom
- Popular Residential Area Within Close Proximity To Local Schools, Shops And Transport Links
- Two Reception Rooms, Sunroom, Kitchen, Ground Floor WC
- Enclosed North Facing Garden with patio and Hottub





Entrance Hall

Stairway up to first floor.

WC

Fitted with two piece suite, wash hand basin.

Through Lounge / Dining Area

Spacious open plan lounge with solid oak flooring leading into dining area with a fitted double glazed bay window.

Living Room

17' 6" x 11' 4" (5.34m x 3.45m)

Spacious En-Suite room which could be used as another Bedroom

Bathroom

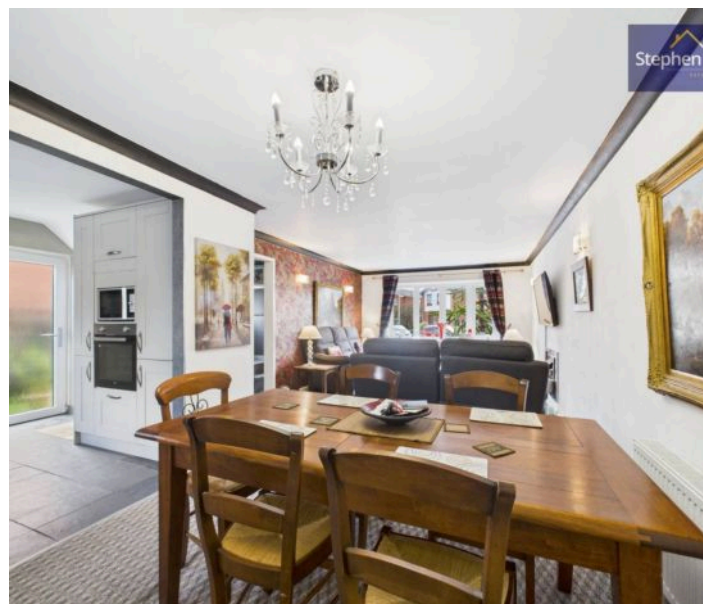
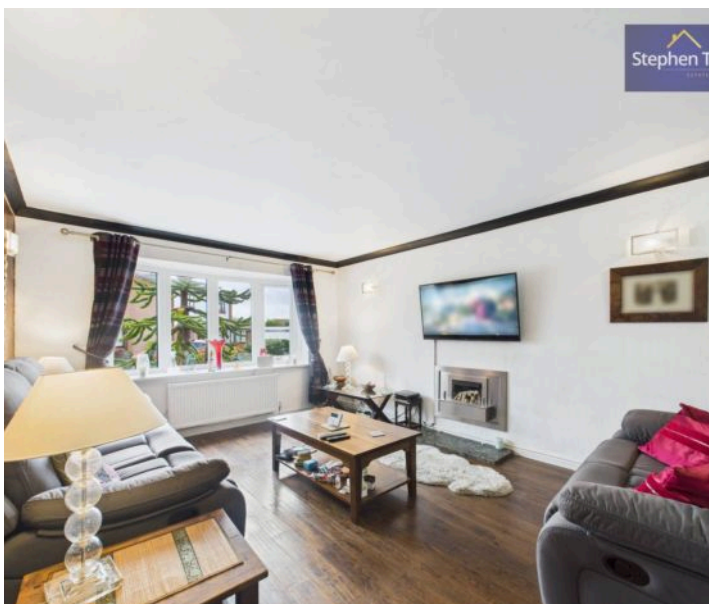
5' 7" x 4' 10" (1.70m x 1.48m)

Sunroom

11' 9" x 10' 10" (3.58m x 3.29m)

Kitchen

Fitted with a matching range of modern style base and eye level units with a built in oven and dishwasher.



Landing

Bedroom 1

Spacious double bedroom located at the front of the property.

Bedroom 2

Rear double bedroom. Loft access.

Bedroom 3

Spacious third bedroom with fitted storage cupboard.

Bathroom



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WC

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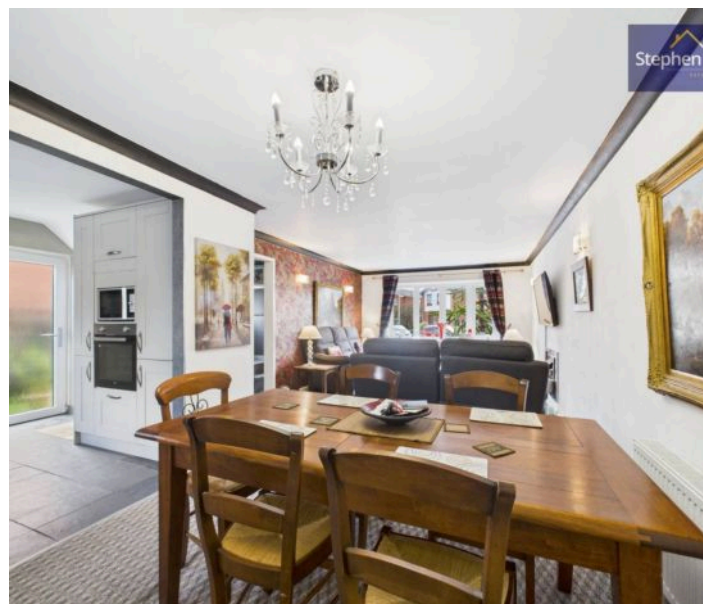
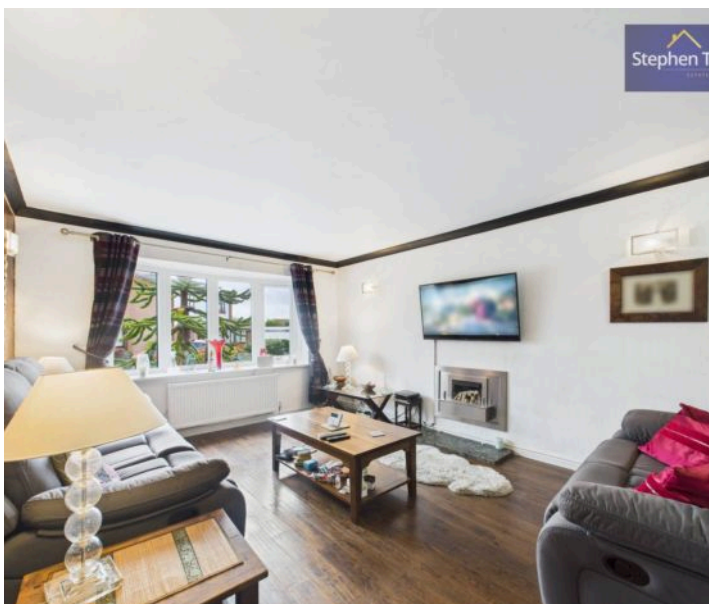
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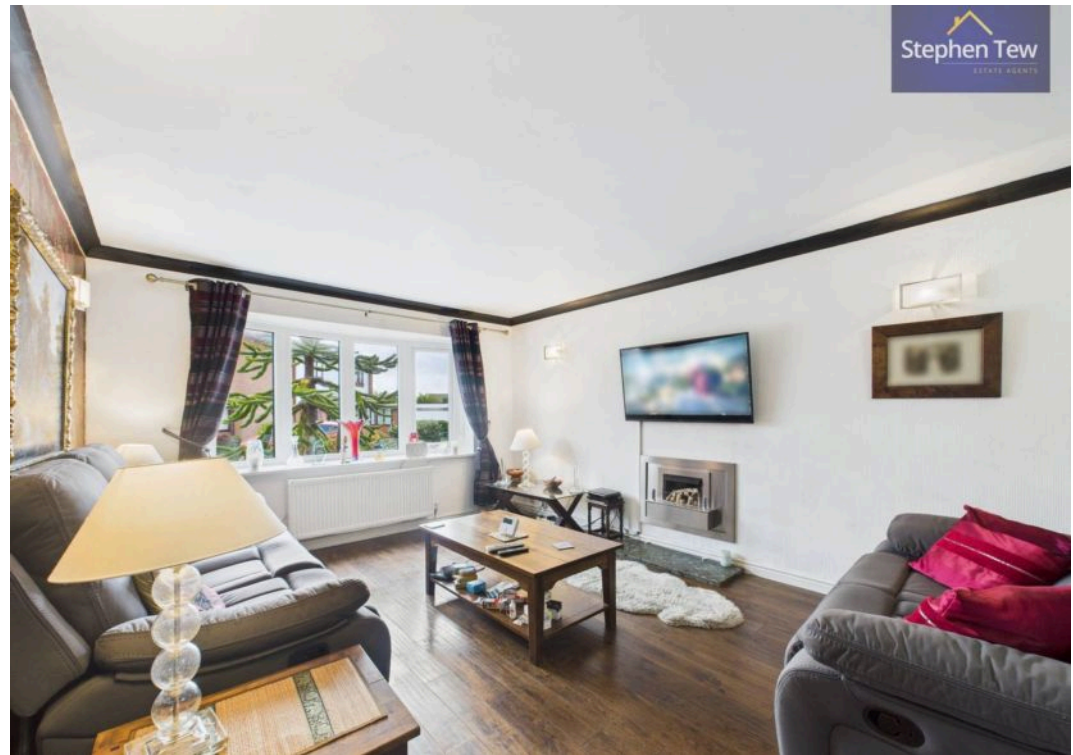
Bedroom 2

Rear double bedroom. Loft access.

Bedroom 3

Spacious third bedroom with fitted storage cupboard.

Bathroom





GARDEN

Landscape garden with separate dining area & hottub

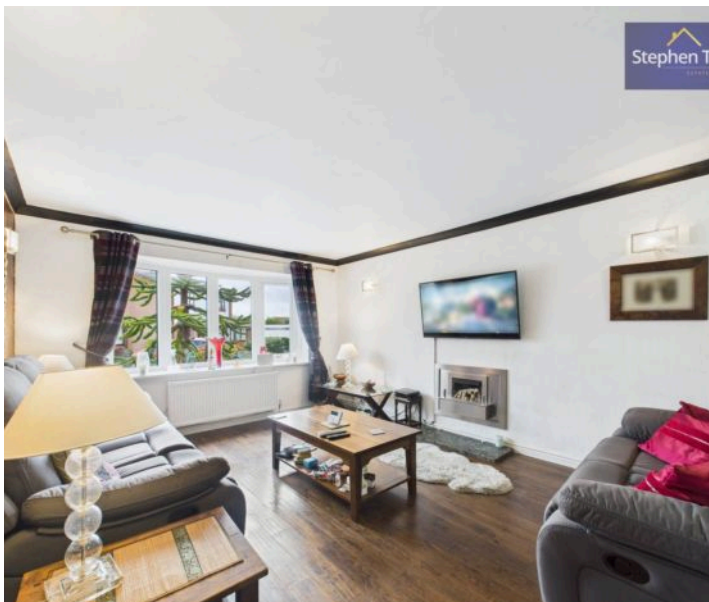
DRIVEWAY

2 Parking Spaces

GARAGE

Single Garage

Garage located down the side of the house, possible storage unit or room for one vehicle.





Floor 1 Building 1

Approximate total area²⁰

1236 ft²
114.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPM 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFTE 360



Floor 2 Building 1



Floor 1 Building 1

Approximate total area²⁰

791 ft²
73.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

DRAFT 360



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