



12 Abbotsford Road, Blackpool

Blackpool

Offers Over **£140,000**

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Presenting a charming 3-bedroom End Of Terraced house, strategically located near Stanley Park in a sought-after residential area. This well-appointed property boasts essential features to ensure a comfortable living experience.

Upon entering, an inviting Entrance Hall sets the tone, leading to the spacious Lounge where natural light floods in, creating a warm and welcoming atmosphere. Ideal for relaxation and social gatherings, the Lounge presents a versatile space to personalise and enjoy.

The heart of the home, a Fitted Kitchen, awaits, equipped with modern amenities to cater to culinary pursuits and every-day dining needs. This area seamlessly integrates style with functionality, offering a pleasant environment for meal preparation and family time.

Upstairs, the property hosts 3 well-proportioned Bedrooms, providing residents with ample space for personal retreats and relaxation. A bright and airy Bathroom completes the upper level, offering convenience and comfort for daily routines.

Practical features include Gas Central Heating and uPVC Double Glazing, enhancing energy efficiency and climate control throughout the property. These elements contribute to a cosy and cost-effective living environment, ensuring comfort and well-being year-round.

Additionally, a loft space presents itself, offering potential for further storage or customisation according to individual preferences or requirements. This versatile area provides flexibility for future enhancements or personalised additions to suit specific lifestyle needs.

In summary, this mid-terraced property presents an opportunity to acquire a well-maintained residence in a desirable location near Stanley Park. With its 3 Bedrooms, Bathroom, Gas Central Heating, uPVC Double Glazing, Entrance Hall, Lounge, Fitted Kitchen, and Loft, alongside a spacious south west facing back garden, this home offers a comfortable and practical living space for discerning buyers seeking a quality property in a popular residential neighbourhood.





Hallway

Lounge

13' 11" x 10' 3" (4.25m x 3.13m)

Dining Room

10' 9" x 9' 9" (3.28m x 2.96m)

Kitchen

16' 2" x 6' 2" (4.94m x 1.89m)

Landing

Bedroom 1

13' 3" x 9' 10" (4.05m x 3.00m)

Bedroom 2

14' 1" x 9' 10" (4.30m x 2.99m)

Bedroom 3

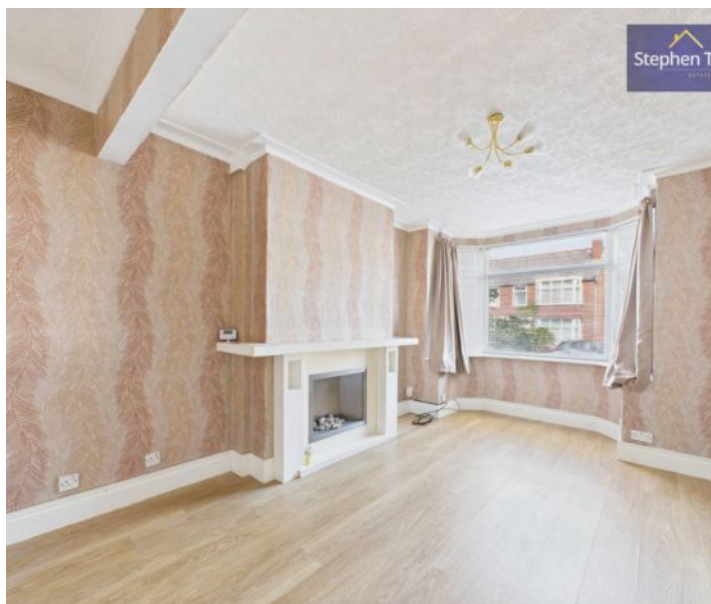
6' 9" x 6' 2" (2.06m x 1.88m)

Bathroom

6' 11" x 6' 1" (2.11m x 1.86m)

Loft

12' 8" x 10' 6" (3.85m x 3.19m)





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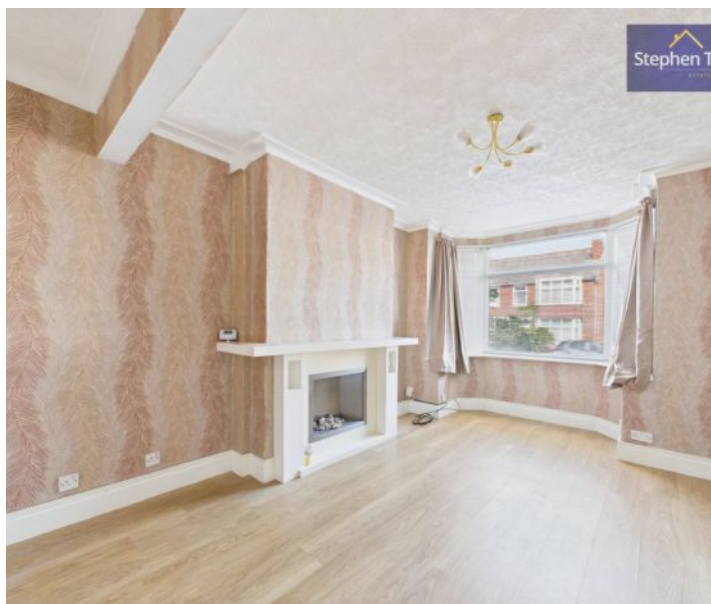
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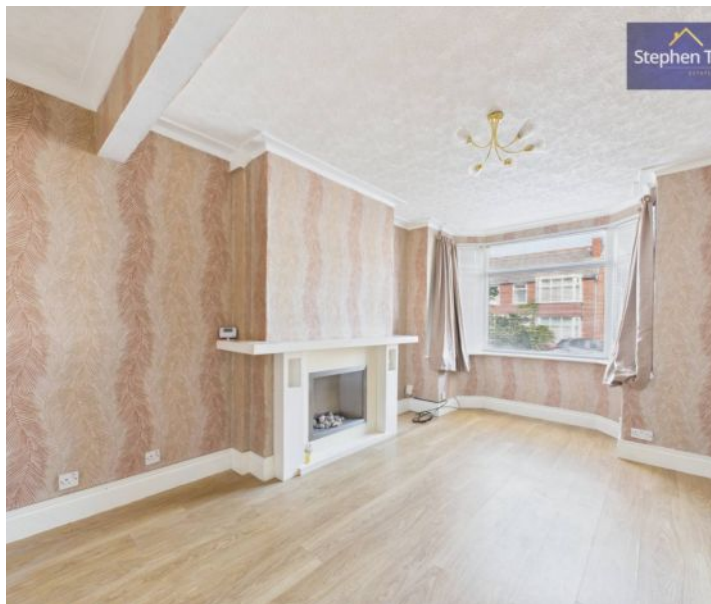


GARDEN

FRONT GARDEN

OFF STREET

1 Parking Space







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