



23 Acre Gate, Blackpool

Blackpool

Offers Over £160,000

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This attractive 4-bedroom mid-terraced house offers a blend of modern conveniences and elegant period charm within a popular residential locale. Boasting off-road parking, a spacious rear garden, and a converted loft room meeting regulations, this property is tailored to meet the needs of a growing family. The layout comprises an entrance vestibule leading to a hallway, a cosy lounge, and an open-plan kitchen and dining area, modern kitchen island, and French doors opening to the decked patio and outdoor seating. Additionally, a utility room which has plumbing for a washing machine provides practical space for laundry needs. Upstairs, the property features a four-piece suite family bathroom, four bedrooms - including a converted loft room for added versatility - and large bay windows that flood the rooms with natural light. Notably, the contemporary bathroom offers an enclosed shower and freestanding bath, while preserving period features, such as elegant brick exteriors.

Outside, the property shines with its well-maintained garden offering an artificial lawn, perfect for relaxation and play. The enclosed rear garden further features a raised decking area and convenient rear access. With no onward chain, future residents can seamlessly transition into this warm and inviting home. Situated in proximity to local amenities, including shops, schools, and transport links, this residence provides both a tranquil retreat and easy access to urban conveniences. Embrace a lifestyle of comfort and style with this charming property, embodying a harmonious blend of contemporary living and timeless appeal.

Council Tax band: B

Tenure: Freehold

- Mid-Terrace House With Off-Road Parking, Spacious Rear Garden And Converted Loft Room In Popular Residential Location
- Close Proximity To Local Shops, Schools And Transportation Links
- Entrance Vestibule, Hallway, Lounge, Open Plan Kitchen/ Dining Room, Utility Room
- Landing, Four Piece Suite Family Bathroom, Four Bedrooms Including Loft Room Converted To Regulations





Entrance Vestibule

2' 5" x 5' 9" (0.73m x 1.74m)

Hall

10' 4" x 5' 9" (3.15m x 1.74m)

Lounge

14' 1" x 10' 6" (4.29m x 3.20m)

Kitchen-diner

16' 10" x 13' 5" (5.12m x 4.10m)

Utility Room

8' 2" x 6' 4" (2.50m x 1.92m)

Bedroom 1

14' 4" x 10' 4" (4.37m x 3.15m)

Bedroom 2

13' 10" x 9' 5" (4.21m x 2.86m)

Bedroom 3

7' 8" x 6' 6" (2.34m x 1.97m)

Bathroom

8' 1" x 7' 2" (2.47m x 2.18m)

Bedroom 4

14' 6" x 16' 9" (4.41m x 5.10m)





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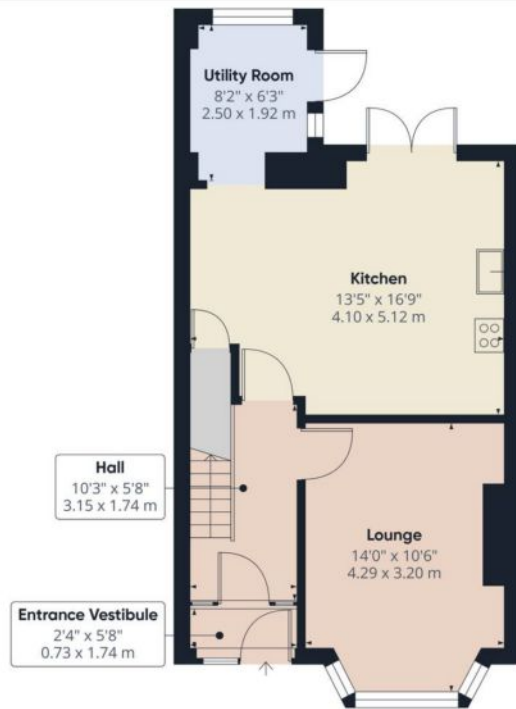


REAR GARDEN

FRONT GARDEN

DRIVEWAY





Floor 1

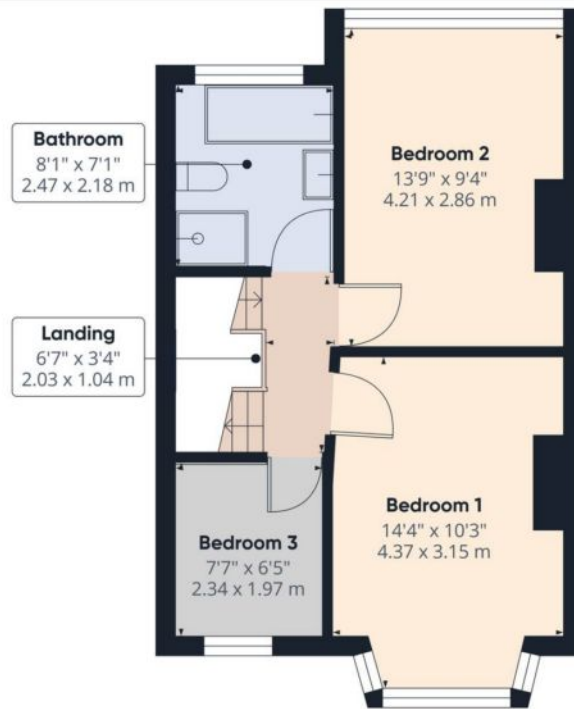


Approximate total area⁽¹⁾
476 ft²
44.2 m²

(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.

DISAFFY 360



Floor 2



Approximate total area⁽¹⁾
396 ft²
36.7 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.

DISAFFY 360



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