



Regent Road, Blackpool

Offers Over £140,000

Regent Road

Blackpool

This spacious 4 bedroom mid-terraced property offers a wonderful opportunity for those seeking a comfortable family home. The accommodation comprises two reception rooms providing ample space for entertaining, a ground floor WC, open plan kitchen/diner and four bedrooms to the first floor.

Boasting a prime location, with easy access to the town centre and local amenities, and with no onward chain, this property has lots to offer for prospective buyers.

Externally, the property is complemented by a driveway to the front, ensuring convenient parking facilities for residents and visitors alike. The enclosed yard to the rear provides a private outdoor space perfect for relaxation and recreation. Additionally, a wooden outhouse offers valuable storage space for outdoor equipment and belongings.

Council Tax band: A

Tenure: Freehold

- No Onward Chain
- Off Road Parking
- 2 Reception Rooms
- GF WC
- Close Proximity to Town Centre





Entrance vestibule
3' 6" x 3' 8" (1.07m x 1.13m)

Hallway
9' 1" x 3' 9" (2.77m x 1.15m)

Lounge
12' 4" x 12' 8" (3.76m x 3.86m)
UPVC double glazed bay window to the front elevation, radiators and gas fire with surround.

Dining Room
16' 10" x 14' 3" (5.12m x 4.35m)
UPVC double glazed patio doors to the rear elevation, radiator and electric heater.





Kitchen/Diner

20' 5" x 9' 6" (6.23m x 2.90m)

Leading off from the dining room. Matching range of base and wall units with fitted worktops, integrated four ring gas hob with extractor hood, sink with draining board and mixer tap and fitted breakfast bar. UPVC double glazed windows and door to the side elevation, radiator and internal door leading to the WC.

GF WC

5' 10" x 2' 7" (1.77m x 0.80m)

Low flush WC and wash basin.





Landing

Split level landing.

Bedroom 1

12' 4" x 9' 7" (3.76m x 2.91m)

UPVC double glazed window to the front elevation, radiator and built in sink with storage cupboard.

Bedroom 2

13' 2" x 9' 5" (4.02m x 2.87m)

UPVC double glazed window to the rear elevation, radiator, fitted wardrobes and enclosed shower cubicle.

Bedroom 3

9' 5" x 7' 1" (2.86m x 2.16m)

UPVC double glazed window to the front elevation, radiator and fitted wash basin with storage unit.





Bedroom 4

13' 1" x 9' 7" (3.99m x 2.93m)

UPVC double glazed windows to the side and rear elevations, fitted wardrobes and sink with storage units.

Bathroom

7' 2" x 6' 6" (2.18m x 1.98m)

Three piece suite comprising of low flush WC, wash basin and bath with shower attachment. UPVC double glazed opaque window to the side elevation and radiator.





FRONT GARDEN

Driveway to the front.

YARD

Enclosed yard to the rear with wooden outhouse for storage.

OFF STREET

1 Parking Space

Driveway to the front.







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