



**62 Lindale Gardens, Blackpool**

Blackpool

Offers Over £90,000

# 62 Lindale Gardens

Blackpool, Blackpool

Presenting this well-maintained two-bedroom terraced house, ideally situated in a popular residential area of Blackpool. This property is perfectly positioned within close proximity to local amenities, transport links, and reputable schools, making it an excellent choice for first-time buyers, small families, or investors alike. Upon entering the home, you are greeted by a practical entrance vestibule which leads directly into the lounge, offering a comfortable setting for relaxation and entertaining. The kitchen, accessed from the lounge, provides ample workspace and storage, creating a functional hub for daily living. Upstairs, the landing connects to a generously sized master bedroom, a well-proportioned second bedroom, and a family bathroom. The property benefits from gas central heating, with the boiler last serviced in February 2025, ensuring warmth and efficiency. Additional features include a partially boarded loft, providing useful storage solutions, and the advantage of being offered with no onward chain, allowing for a smooth and swift transaction. The property is freehold, giving purchasers complete peace of mind regarding ownership.

The west facing rear garden provides a private and low maintenance outdoor space, ideal for enjoying afternoon and evening sunshine. The garden offers a secure environment for children or pets to play and presents an excellent opportunity for keen gardeners to create their own haven. The exterior space is also suitable for alfresco dining, summer barbeques, or simply relaxing outdoors. The property's location ensures easy access to nearby parks and green spaces, adding to the appeal for those who enjoy an active lifestyle or outdoor pursuits. With on-street parking available to the front and a welcoming approach, this home combines practical outdoor living with the convenience of a sought-after Blackpool address. Early viewing is highly recommended to fully appreciate all that this property and its outside space have to offer.

Council Tax band: A

Tenure: Freehold

- 2 Bedroom Terraced House in Blackpool close to local amenities, transport links and schools
- Entrance Vestibule leading to the Lounge and Kitchen
- Landing leading to the Master Bedroom, Second Bedroom and the Bathroom
- West Facing Rear Garden



**Entrance Vestibule**

5' 3" x 3' 6" (1.59m x 1.07m)

**Lounge**

11' 5" x 12' 11" (3.47m x 3.93m)

**Kitchen**

8' 0" x 16' 1" (2.43m x 4.90m)

**Landing**

2' 6" x 3' 7" (0.76m x 1.10m)

**Bedroom 1**

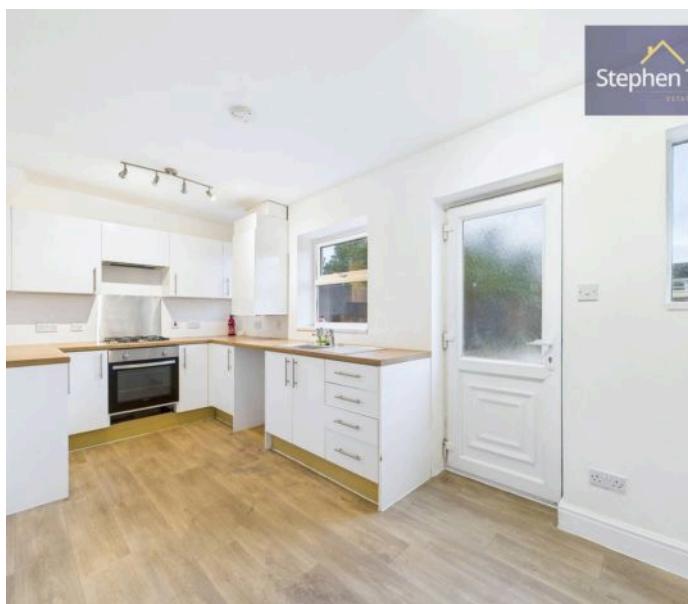
11' 7" x 13' 0" (3.53m x 3.97m)

**Bedroom 2**

8' 0" x 9' 6" (2.44m x 2.90m)

**Bathroom**

5' 2" x 6' 2" (1.58m x 1.87m)



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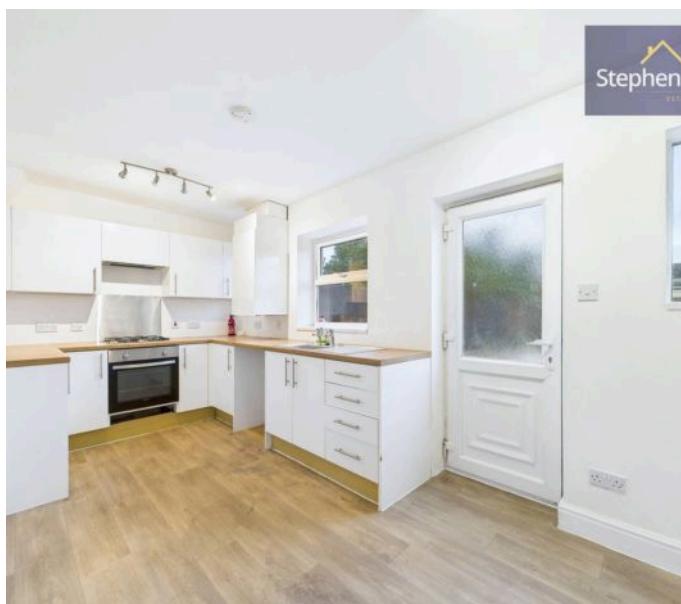
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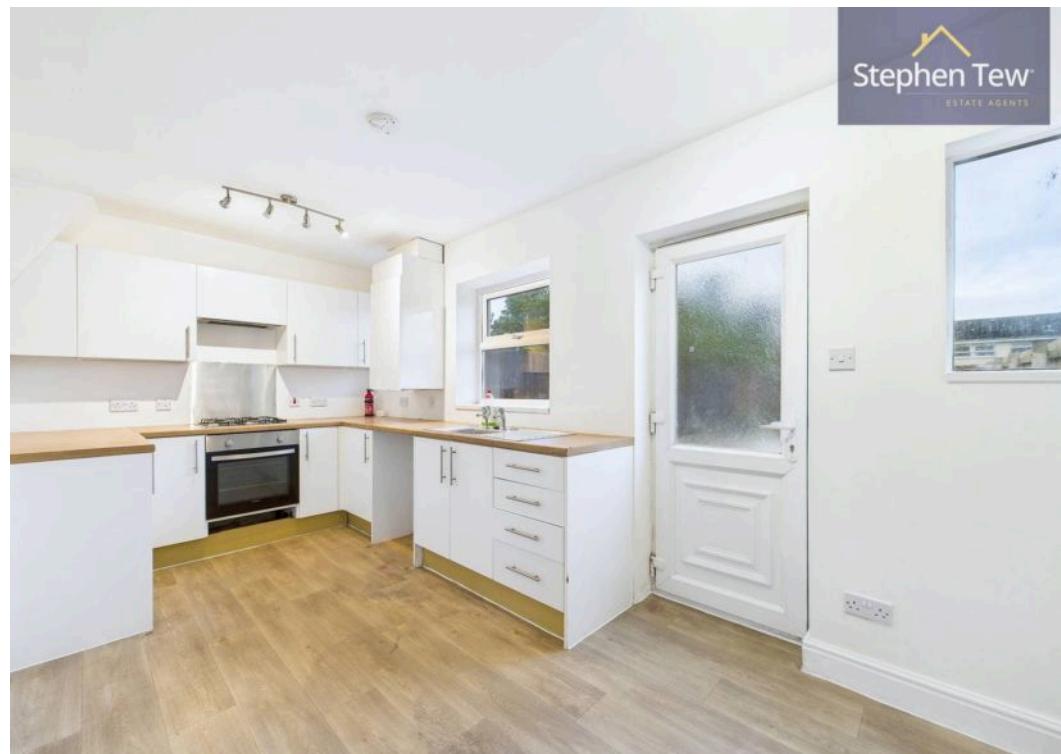




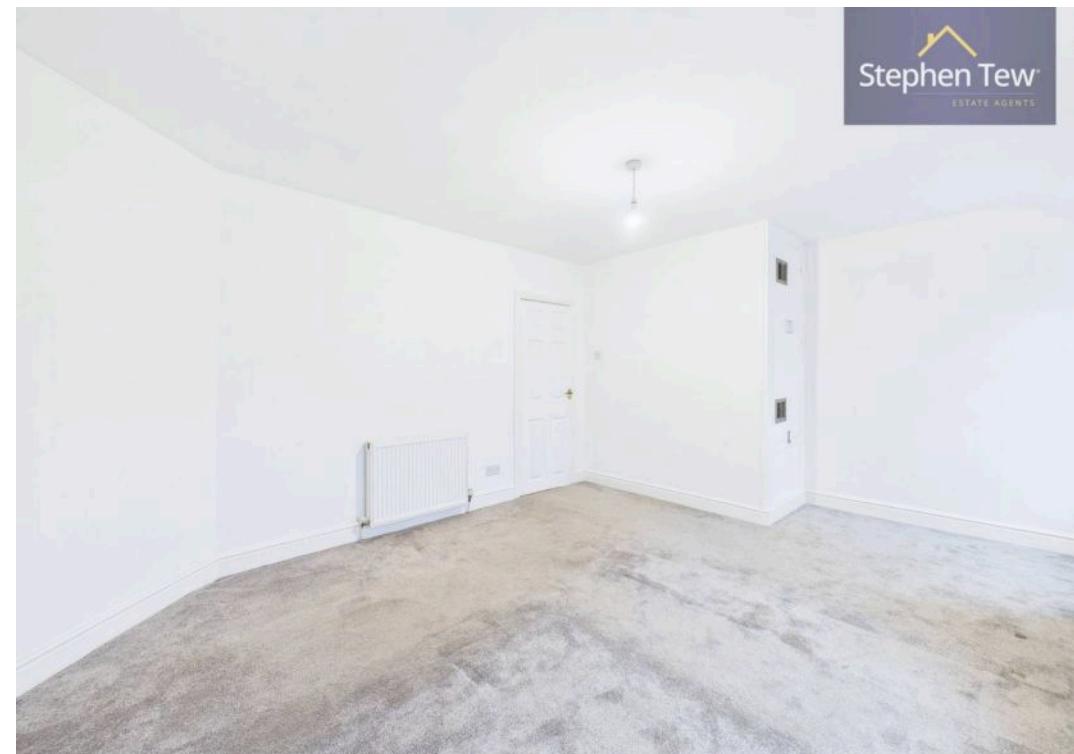
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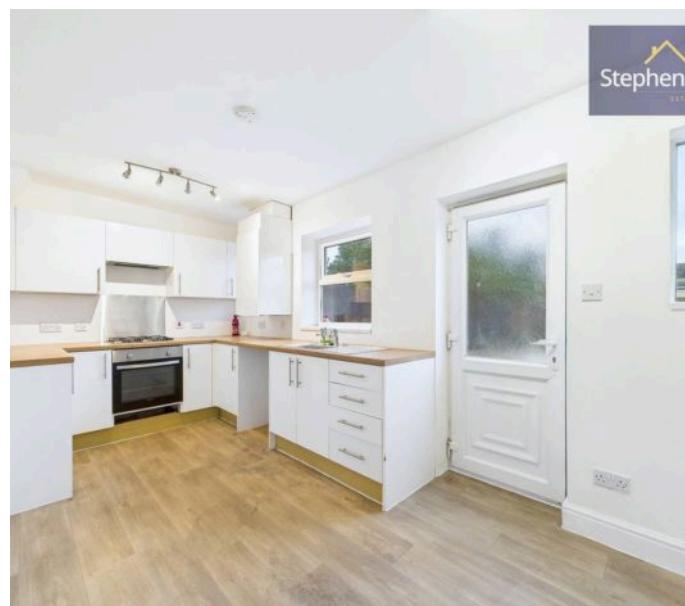
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GARDEN

ON STREET





Approximate total area<sup>(1)</sup>  
595 ft<sup>2</sup>  
55.3 m<sup>2</sup>

(1) Excluding balconies and terraces.

Calculations reference the RICS IPMS  
KC standard. Measurements are  
approximate and not to scale. This  
floor plan is intended for illustration  
only.  
GIRAFFE360



Approximate total area<sup>(1)</sup>  
309 ft<sup>2</sup>  
28.7 m<sup>2</sup>

(1) Excluding balconies and terraces.

Calculations reference the RICS IPMS  
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