



36 Seafield Road, Blackpool
Blackpool

Offers Over £130,000

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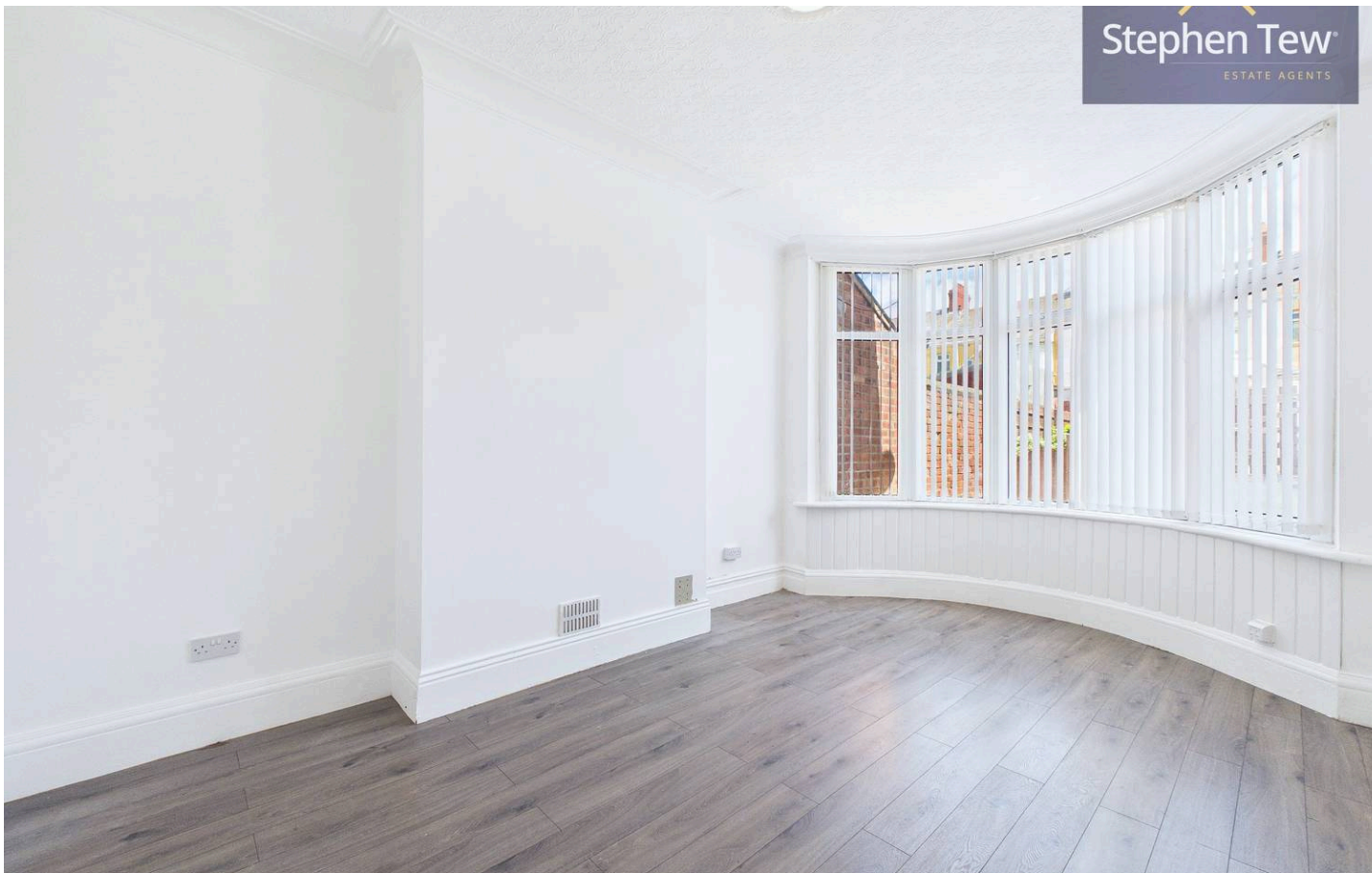
This well presented three bedroom mid-terraced house offers an excellent opportunity to acquire a spacious family home in a highly sought after residential location, close to the promenade and beach. Upon entering the property, you are welcomed by an entrance vestibule that leads into a bright hallway, setting the tone for the rest of the home. The ground floor features a comfortable lounge, perfect for relaxing or entertaining guests, as well as a versatile living and dining room that provides ample space for family gatherings. A practical storage area is conveniently situated on this level, alongside the kitchen that is fitted with units and work surfaces, ideal for any culinary enthusiast. Adjacent to the kitchen, the utility room with a WC adds further convenience for busy households. Upstairs, the landing leads to three generously sized bedrooms, each offering a peaceful retreat at the end of the day. The family bathroom is well appointed, complemented by a separate WC for added functionality. Additional storage space is provided by a loft with a pull down ladder, which is partially boarded, making it suitable for storing seasonal items or creating a hobby area. The property benefits from a private and enclosed east facing rear garden, complete with an outhouse and shed, providing plenty of space for storage or potential workshop use. There is also the capacity for off street parking, with a driveway located at the rear of the property, ensuring parking is never an issue. Offered to the market with no onward chain, this home presents a rare opportunity for buyers seeking a move-in ready property in a desirable coastal location. The combination of flexible living space, practical features and a prime location close to local amenities, transport links and leisure facilities makes this property an ideal choice for families, professionals or those looking to downsize without compromising on comfort or convenience. Early viewing is highly recommended to fully appreciate the quality and potential this delightful home has to offer.

Council Tax band: B

Tenure: Freehold

- Well Presented Mid Terrace House in a sought after residential location in close proximity to the promenade and beach
- Entrance Vestibule, Hallway, Lounge, Living/Dining Room, Storage, Kitchen, Utility Room/WC
- Loft with Pull Down Ladder (Partially Boarded)
- Private and Enclosed East Facing Rear Garden with Outhouse and Shed
- Capacity for Off Street Parking with Driveway to the Rear of the Property.
- No Onward Chain





Entrance Vestibule
3' 5" x 3' 6" (1.05m x 1.06m)

Hallway
13' 2" x 7' 4" (4.02m x 2.24m)

Lounge
15' 10" x 11' 7" (4.83m x 3.53m)

Dining/Living Room
16' 9" x 10' 10" (5.10m x 3.29m)

Storage
5' 6" x 2' 7" (1.67m x 0.80m)

Kitchen
10' 3" x 8' 0" (3.13m x 2.44m)

Utility/WC
10' 3" x 5' 2" (3.12m x 1.57m)

Landing
12' 6" x 3' 2" (3.80m x 0.96m)

Bedroom 1
15' 5" x 11' 0" (4.69m x 3.36m)

Bedroom 2
16' 8" x 10' 10" (5.07m x 3.30m)

Bedroom 3
8' 11" x 8' 2" (2.73m x 2.49m)

WC
5' 9" x 2' 6" (1.75m x 0.77m)

Bathroom
10' 6" x 5' 1" (3.19m x 1.54m)

Loft
19' 7" x 19' 9" (5.96m x 6.02m)





Approximate total area⁽¹⁾

1479 ft²
137.4 m²

Reduced headroom

222 ft²
20.6 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

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