



Stephen Tew
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32 Fir Grove, Blackpool

Blackpool

Offers Over £140,000

32 Fir Grove

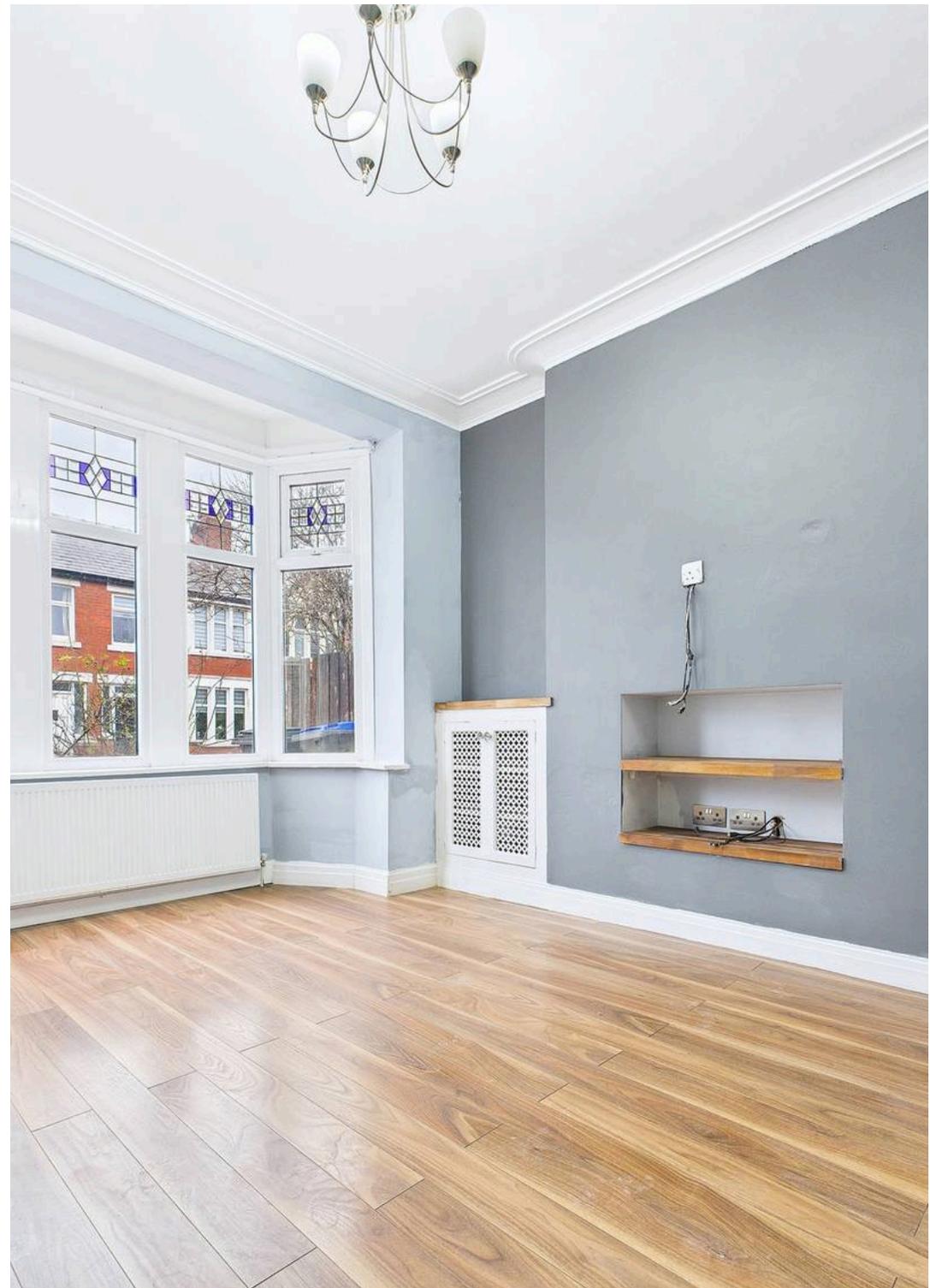
Blackpool,

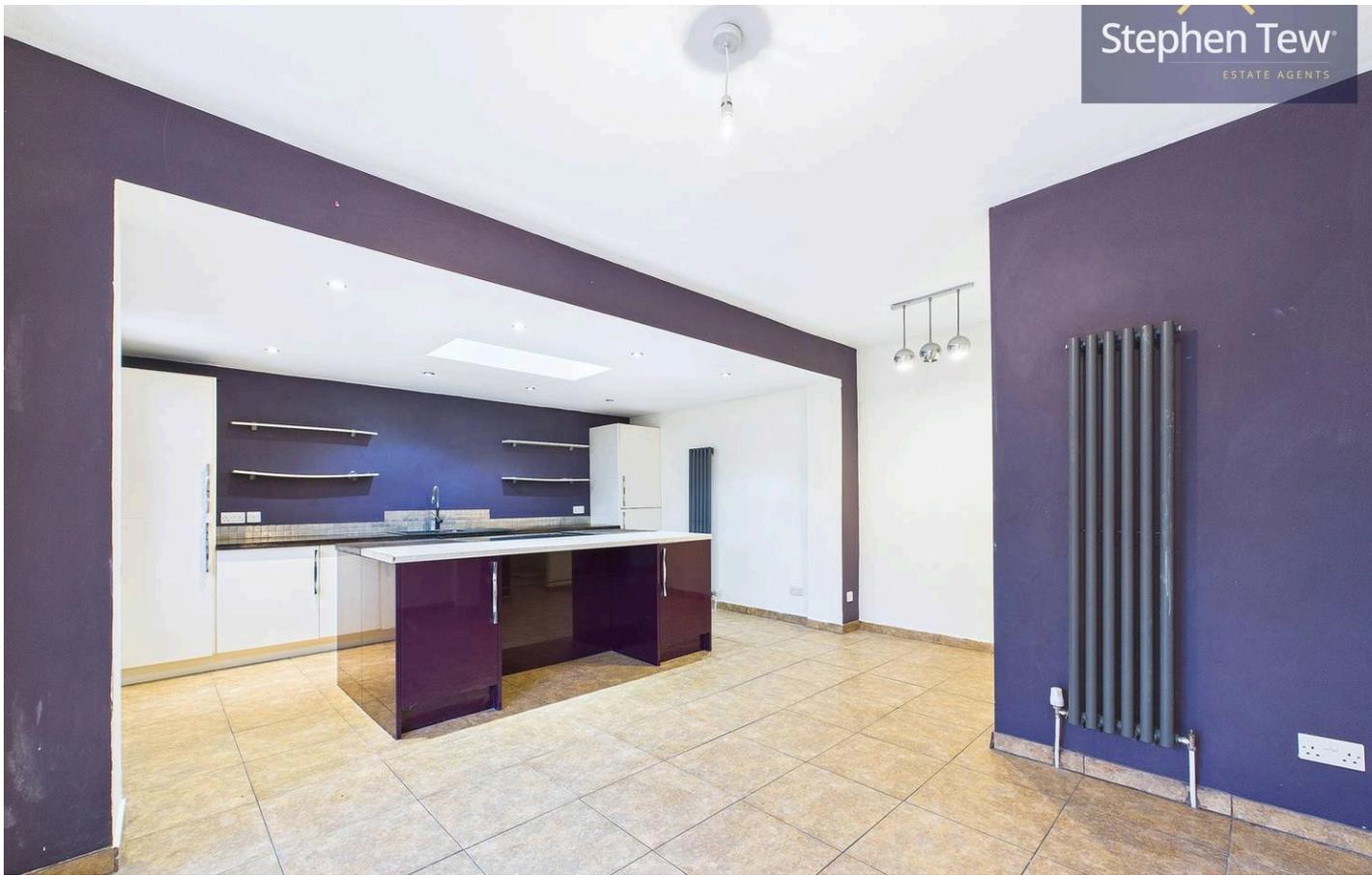
Nestled in the heart of Blackpool, this well presented three bedroom end of terrace house offers comfortable and contemporary living, ideally located close to local amenities, transport links and reputable schools. The property welcomes you with a bright entrance hallway, leading into a spacious lounge and a stylish, extended kitchen/diner. The kitchen features an integrated electric oven and flows seamlessly onto the garden terrace, making it perfect for both family life and entertaining. Upstairs, the landing leads to a generous master bedroom, two additional bedrooms and the family bathroom. The loft space is boarded, providing excellent storage or potential for further use (subject to any necessary permissions). The property is freehold and offered with no onward chain, ensuring a smooth purchase process. Additional features include a driveway for off-road parking, a garage for secure storage and peace of mind regarding major works, as the chimneys were removed and roof works completed in June 2012. The boiler was last serviced in January 2025, ensuring efficient heating throughout. The kitchen extension was completed with full planning permission and the vendor holds the completion certificate.

Council Tax band: B

Tenure: Freehold

- 3 Bedroom End of Terrace House in the heart of Blackpool close to local amenities, transport links and local schools
- Entrance Hallway leading to the Lounge and the Well Presented Extended Kitchen/Diner (with integrated Electric Oven) which flows out to the Garden Terrace and the North East facing garden.
- Landing leading to the Master Bedroom, additional 2 Bedrooms and the Family Bathroom
- North East Facing Garden containing an outdoor Bar and Garage
- Freehold Property and No Onward Chain
- Driveway and Garage
- Loft is Boarded
- Boiler was last serviced in January 2025
- Chimneys Removed and work completed on the roof in June 2012
- Kitchen Extension received planning permission and the vendor has the completion certificate.





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Entrance Hallway
13' 9" x 5' 5" (4.18m x 1.64m)

Lounge
12' 7" x 9' 9" (3.84m x 2.98m)

Kitchen/Dining Room
20' 4" x 15' 6" (6.20m x 4.72m)

Landing
8' 3" x 3' 1" (2.51m x 0.95m)

Bedroom 1
12' 7" x 10' 0" (3.83m x 3.06m)

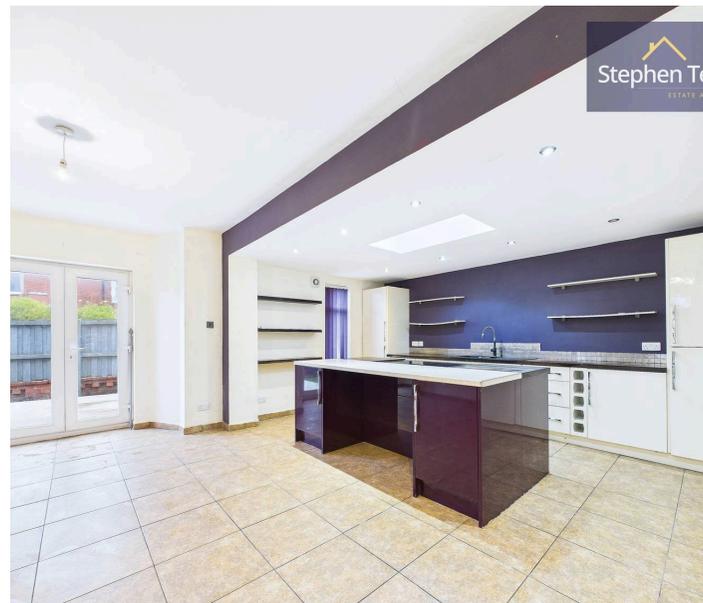
Bedroom 2
10' 1" x 11' 3" (3.08m x 3.43m)

Bedroom 3
6' 5" x 5' 11" (1.95m x 1.80m)

Bathroom
5' 6" x 6' 11" (1.67m x 2.10m)



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