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**'Bromy Hurst' 35 Forest Gate,
Blackpool, FY3 9AW**

£212,500

This beautiful character home occupies a prominent elevated position just 200 yards from two entrances to the award-winning Stanley Park.

Stylishly refurbished throughout, the property perfectly blends modern living with charming original features, retaining much of its character and charm. The accommodation briefly comprises three well-proportioned bedrooms, a contemporary four-piece bathroom, and an open-plan second lounge, dining, and kitchen area — ideal for modern family life and entertaining.

Situated on a corner plot, the home benefits from gardens to the side and rear, with the rear garden enjoying a desirable south-facing aspect. Off-street parking is also provided.

A must-see property.



- **THREE** bedrooms
- Large lounge
- Stylish **DINING** kitchen

**Successfully selling property since
1948.**



- **FOUR piece bathroom**
- **Close to STANLEY PARK**
- **IMMACULATELY presented.**

Vestibule: Double front doors, Period style tiled walls.



Hall: Beautiful spindle staircase, Understairs storage with double doors and plumbing for washing machine, Coved ceiling, Picture rail, Wood effect laminate flooring, Double radiator.

Lounge: 16'5" x 15'8" (5.00 m x 4.78 m) Brick fireplace with 'log burner' fire, Beautiful decorative ceiling, Coved ceiling, Picture rail, Polished floorboards, UPVC double glazed bay window with individual louvred shutters and two feature leaded windows either side of the feature fireplace



Dining Kitchen: Stunning open plan lounge, kitchen and dining area:

...Lounge and Dining Area: 16'6" x 13'3" (5.03 m x 4.04 m) Feature fireplace with living flame log effect gas fire, Decorative ceiling, Picture rail, Wood effect laminate flooring, UPVC double glazed bay window with plantation blinds, Radiator. Directly open to:-



...Kitchen Area: 13'7" x 8'0" (4.14 m x 2.44 m) Stylish range of fitted wall and base cupboard units, Compact laminate worktops, Built in double oven and grill, Hob with extractor hood, Colour co-ordinated sink, Plumbed for dishwasher, Tiled splashback, Wood effect laminate flooring, UPVC double glazed bay window and rear door, Feature radiator.

First Floor:

Landing.

Bedroom 1: 16'6" x 15'3" (5.03 m x 4.65 m) Decorative ceiling, Picture rail, UPVC double glazed bay window plus two feature leaded side windows.



Bedroom 2: 15'2" x 13'5" (4.62 m x 4.09 m) Decorative ceiling, Picture rail, Wood effect laminate flooring, UPVC double glazed bay window and UPVC double glazed side window.



Bedroom 3: 8'11" x 8'0" (2.72 m x 2.44 m) Coved ceiling, Picture rail, UPVC double glazed window, Radiator.

Bathroom: Stunning four piece, spacious bathroom comprising; Panelled bath with shower attachment, Shower cubicle, Low flush WC, Vanity wash basin, Built in storage cupboards, Part tiled walls, UPVC double glazed window, Wood effect laminate flooring, Heated towel rail/radiator.

Outside:

Front and Side: Beautiful stone paving with flowerbed to border.

Rear: South facing, Enclosed and stone paved for ease of maintenance.

Parking: Off street parking for two vehicles, access via Beech Road.



Heating: Gas central heating (NOT TESTED).

Tenure: We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - C £2126.41 (2025/26)



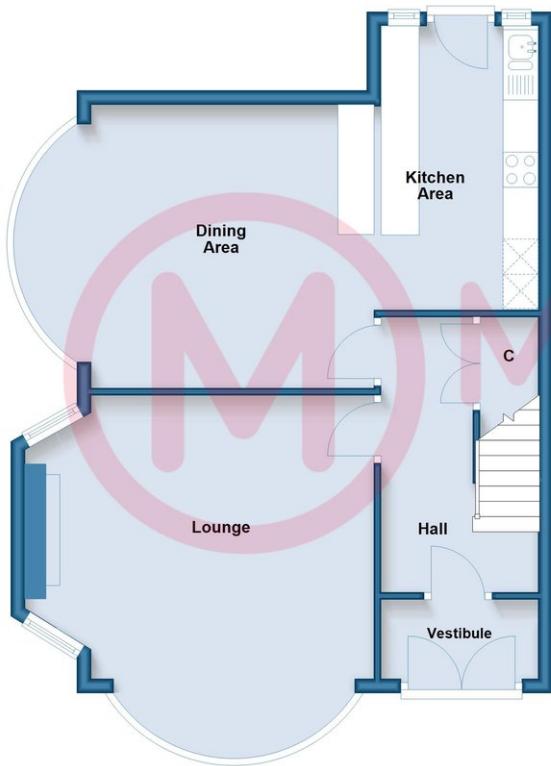
Directions: Travel south along Whitegate Drive, turn second left into Mere Road and then straight ahead (bearing left) into Forest Gate.

General Disclaimer: Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Ground Floor



First Floor



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Plan produced using PlanUp.

Forest Gate

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