



45 Rectory Road, Blackpool, FY4 4DU

Price: £125,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

- Well-Presented Two-Bedroom Terraced Home In A Popular Residential Area
- Spacious Main Lounge With Comfortable Living Space
- Open-Plan Kitchen And Dining Room With French Doors To Garden
- Two Well-Proportioned Bedrooms With Fitted Wardrobes To Master
- Modern Three-Piece Shower Room With Contemporary Finish
- Low-Maintenance Rear Garden

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INTRODUCTION

This well-presented two-bedroom terraced home is situated in a popular residential area, conveniently located close to local schools and amenities, making it an ideal purchase for first-time buyers or those looking to step onto the property ladder.

The property offers spacious and well-planned accommodation throughout. On the ground floor, there is a generous main lounge providing a comfortable living space, perfect for relaxing or entertaining. To the rear of the property is a bright open-plan kitchen and dining area, offering ample room for both cooking and family dining. French doors lead directly from the dining space out to the rear garden, allowing plenty of natural light and creating a seamless connection between indoor and outdoor living.

To the first floor, the property comprises two well-proportioned bedrooms. The master bedroom benefits from fitted wardrobes, providing practical storage while maintaining a clean and spacious feel. The second bedroom is also a good size and could serve as a guest room, child's bedroom, or home office. Completing the first floor is a modern three-piece shower room, finished in a contemporary style.

Externally, the property continues to impress. To the rear is a well-presented, low-maintenance garden, ideal for relaxing or outdoor dining. The property also benefits from a single garage, offering additional storage or parking. To the front, there is a wall-enclosed garden which adds both privacy and kerb appeal.

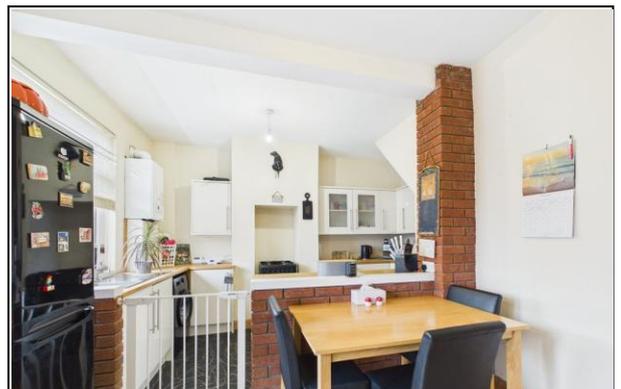
Overall, this attractive home combines comfortable living space with a convenient location, making it a fantastic opportunity for first-time buyers or investors alike.

TENURE

The property is **Freehold**

COUNCIL TAX

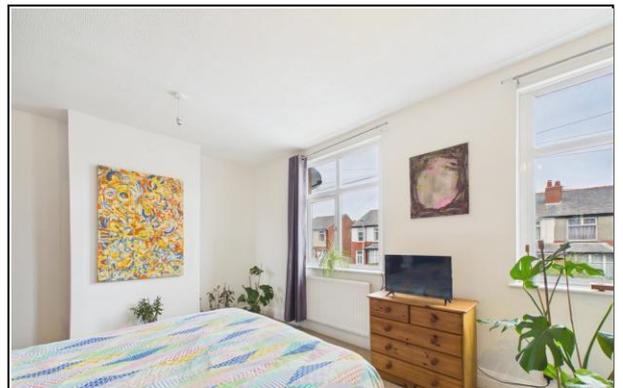
Band "A"



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PLEASE NOTE

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45 Rectory Road, Blackpool



Ground Floor



Floor 1



Approximate total area⁽¹⁾
722 ft²
67 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.

GIRAFFE 360

