



**74 Bryan Road, Blackpool**  
Blackpool

Offers Over **£160,000**



# 74 Bryan Road

Blackpool, Blackpool

Presenting a fantastic opportunity to acquire this well-presented, modern and spacious 3-bedroom mid-terraced house, nestled within close proximity to the picturesque Stanley Park. Upon entering, you are welcomed into an entrance vestibule leading to a hallway that flows effortlessly into a inviting lounge area. The heart of the home lies in the open plan dining room and kitchen, complete with integrated oven, hob, fridge, and freezer. This delightful space is accentuated by a wood burner and patio doors that open up to the low maintenance garden at the rear, offering a seamless blend of indoor and outdoor living.

Upstairs, the property boasts 3 bedrooms, two of which feature fitted wardrobes for ample storage. Completing the accommodation is a modern 3-piece suite bathroom, adding a touch of elegance to this charming abode.

Externally, the low-maintenance garden to the rear provides a private outdoor sanctuary, perfect for relaxing or entertaining guests. Whether enjoying a morning coffee or hosting a summer BBQ, this space offers endless possibilities for creating your own personal oasis. With its convenient location near Stanley Park, this property presents an ideal setting for peaceful living while maintaining easy access to local amenities, schools, and transport links. Don't miss the chance to make this wonderful property your new home.

Council Tax band: C

Tenure: Freehold

- Well Presented Spacious 3 Bedroom Mid Terraced Home
- Within Close Proximity To The Picturesque Stanley Park
- Entrance Vestibule, Hallway, Lounge, Open Plan Dining Room/Kitchen Boasting Integrated Oven, Hob, Fridge, Freezer And Featuring Patio Doors Opening Up To The Garden
- 3 Bedrooms, 2 Boasting Fitted Wardrobes, Modern 3 Piece Suite Bathroom







**Entrance vestibule**  
1' 11" x 5' 6" (0.59m x 1.67m)

**Hallway**  
14' 8" x 5' 7" (4.47m x 1.70m)

**Lounge**  
14' 3" x 9' 4" (4.35m x 2.85m)

**Dining Room**  
16' 10" x 10' 3" (5.13m x 3.12m)

**Kitchen**  
8' 9" x 5' 8" (2.66m x 1.72m)

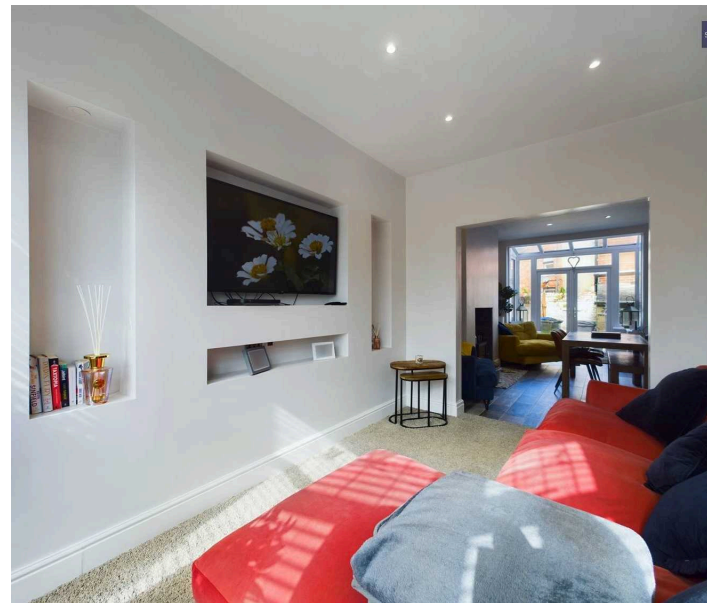
**Landing**  
8' 8" x 3' 10" (2.64m x 1.17m)

**Bedroom 1**  
14' 2" x 9' 1" (4.33m x 2.76m)

**Bedroom 2**  
14' 6" x 9' 0" (4.43m x 2.74m)

**Bedroom 3**  
8' 0" x 5' 1" (2.44m x 1.56m)

**Bathroom**  
8' 6" x 5' 0" (2.60m x 1.53m)







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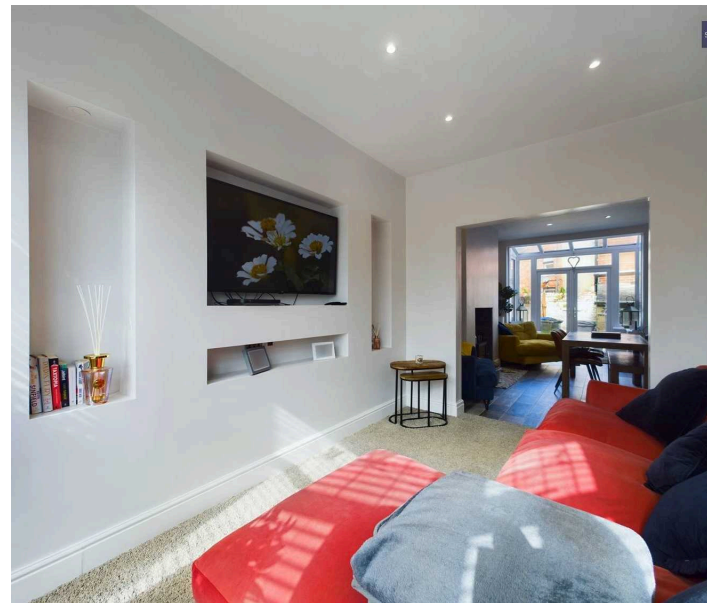
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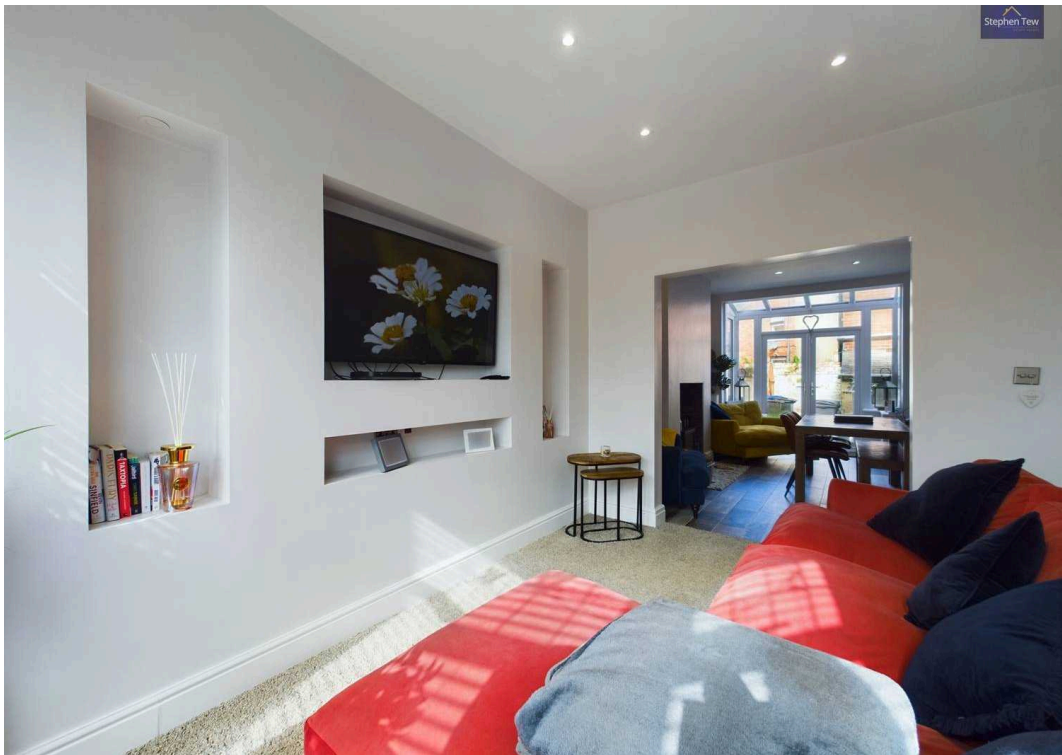
**Bedroom 2**  
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**Bathroom**  
8' 6" x 5' 0" (2.60m x 1.53m)











**FRONT GARDEN**

**REAR GARDEN**

Low maintenance garden to the rear.

**PERMIT**

1 Parking Space









## Stephen Tew Estate Agents

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