



49 Lennox Gate, Blackpool

Blackpool

Offers Over **£175,000**

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This spacious 4-bedroom semi-detached house presents an outstanding opportunity for a family looking to establish roots in the sought-after residential community of South Shore, boasting a prime location with convenient access to local schools, shops, and transport links. The residence is offered with no onward chain, promising a smooth transition for its prospective owners.

As you step inside, you are greeted by a hallway leading to a welcoming lounge, a versatile second reception room that flows through to a dining area, and a well-appointed kitchen. The second level houses 4 comfortable bedrooms, with 3 featuring fitted wardrobes to ensure ample storage space for the residents. Additionally, the property benefits from 2 bathrooms, offering both convenience and privacy for the occupants.

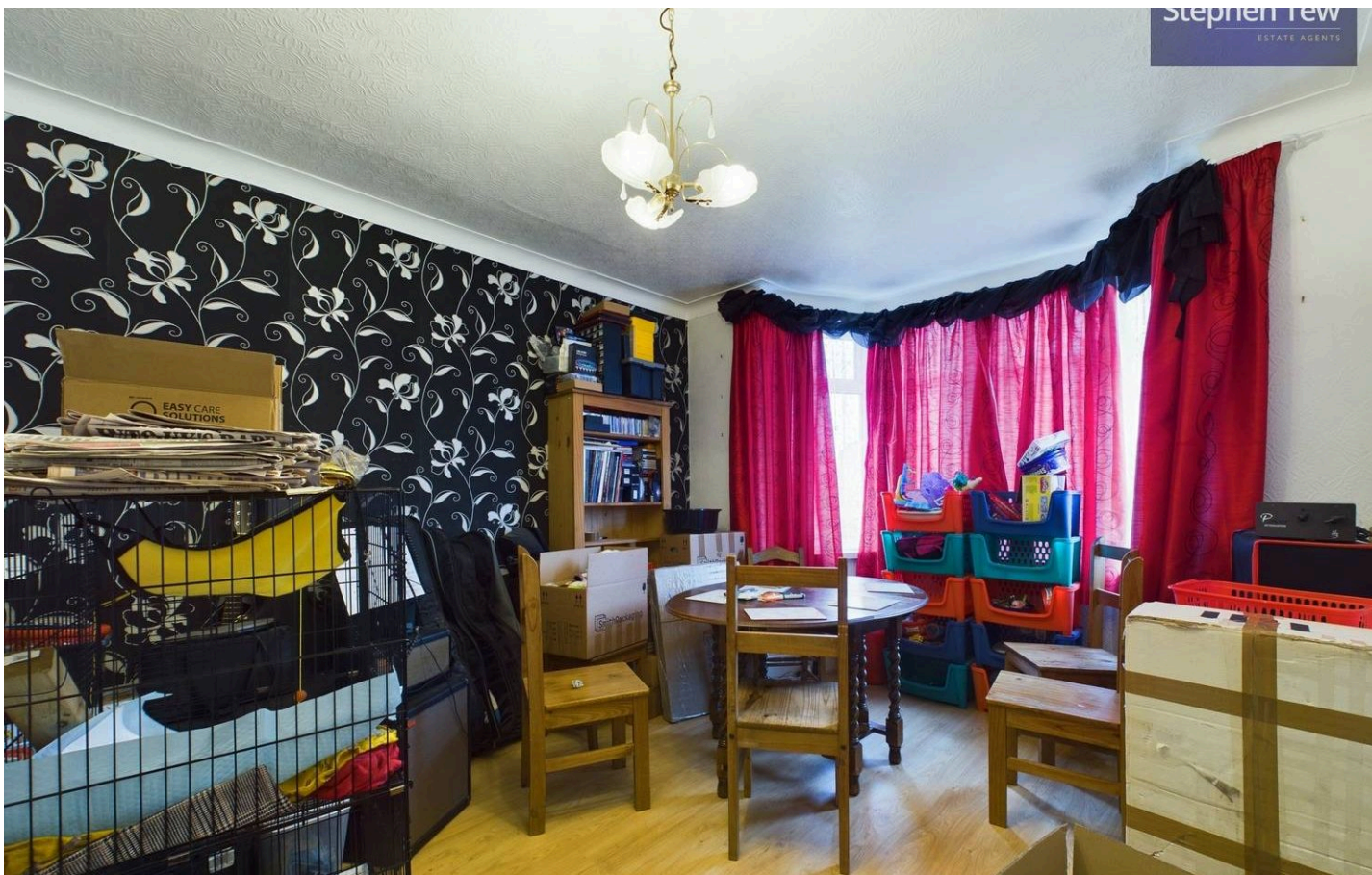
Notable features include a recently installed boiler with 9 years remaining on the warranty, loft insulation updated in 2024, and new patio doors fitted just 3 years ago - enhancing the property's overall appeal and value.

Outside, the property features an enclosed garden to the rear where residents can unwind. With the convenience of a garage and off-road parking for 2 cars, residents can easily access and accommodate their vehicles, further enhancing the practicality and functionality of this charming family home.

Council Tax band: C

Tenure: Freehold





- No Onward Chain
- 4 Bedroom Family Home In Popular Residential Area Of South Shore
- Fantastic Location Within Close Proximity To Local Schools, Shops And Transport Links
- Garage And Off Road Parking For 2 Cars
- Hallway, Lounge, Second Reception Room/Dining Area With Patio Doors, Kitchen
- 4 Bedrooms, 3 Of Which Boast Fitted Wardrobes, 2 Bathrooms
- Boiler 1 Year Old With 9 Years Warranty Remaining, Loft Insulated In 2024, New Patio Doors Installed 3 Years Ago





Hallway
12' 9" x 5' 9" (3.89m x 1.74m)

Lounge
11' 5" x 10' 11" (3.47m x 3.33m)

Reception Room
9' 10" x 16' 11" (3.00m x 5.16m)

Dining Room
9' 2" x 10' 11" (2.79m x 3.33m)

Kitchen
9' 0" x 10' 10" (2.74m x 3.29m)

Landing

Bedroom 1
11' 5" x 11' 3" (3.48m x 3.42m)

Bedroom 2
11' 2" x 11' 3" (3.41m x 3.42m)

Bathroom 1
7' 4" x 5' 9" (2.23m x 1.75m)

Bedroom 3
10' 1" x 7' 6" (3.08m x 2.29m)

Bedroom 4
7' 5" x 5' 9" (2.27m x 1.75m)

Bathroom 2
7' 1" x 7' 4" (2.17m x 2.24m)





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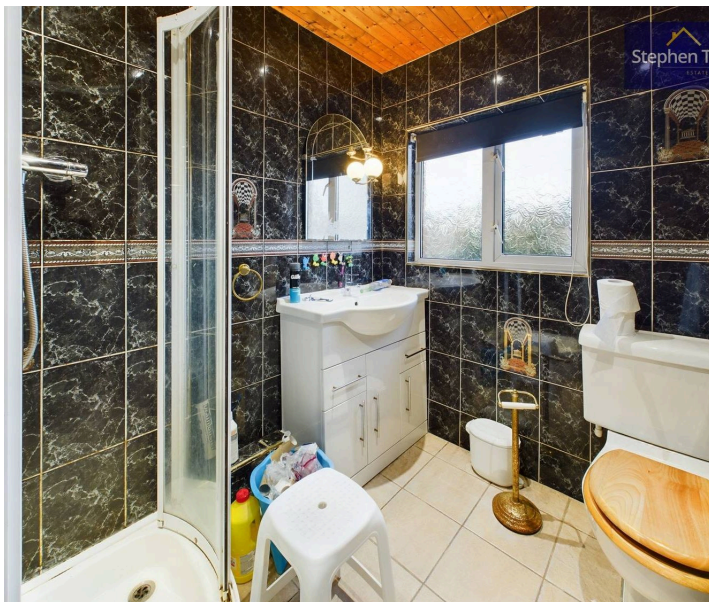
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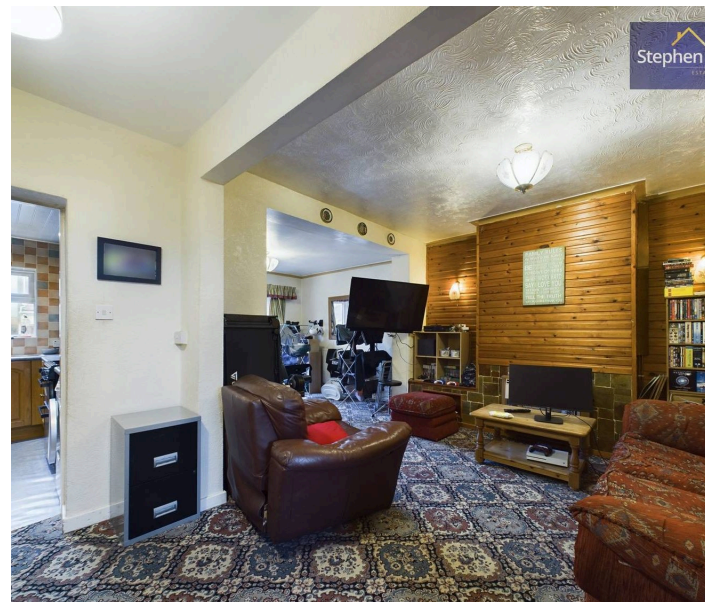
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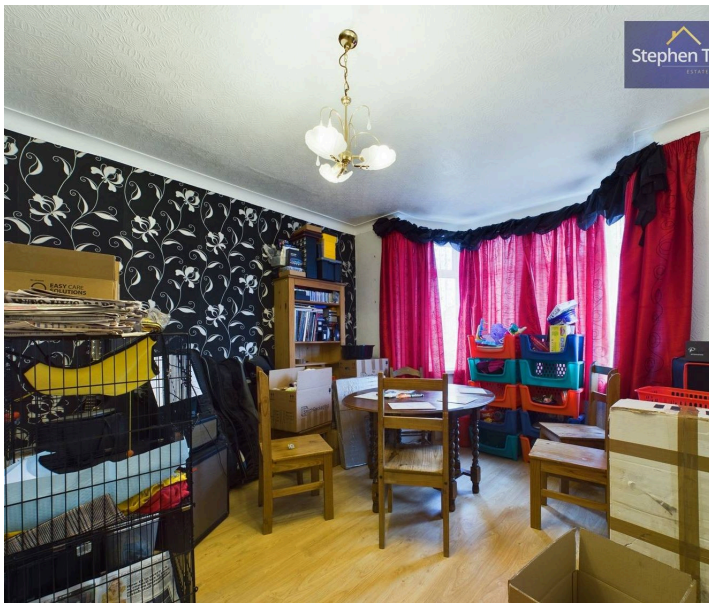
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FRONT GARDEN

Off road parking for 2 cars to the front

REAR GARDEN

Low maintenance garden to the rear with paved area and laid to lawn.

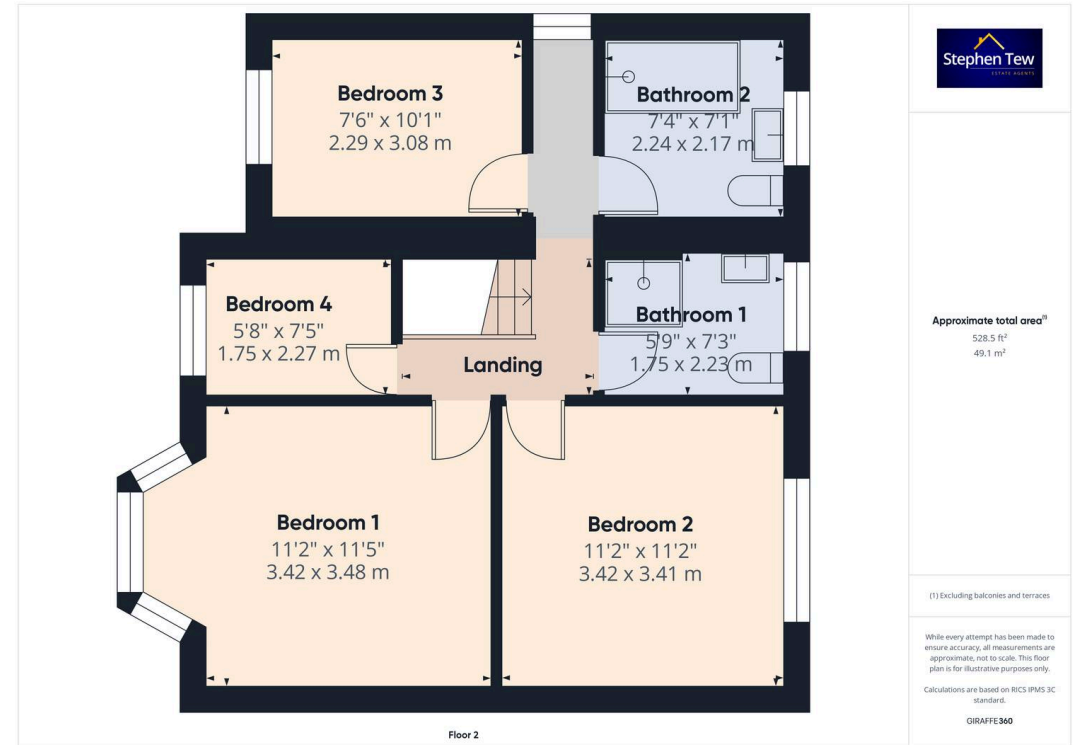
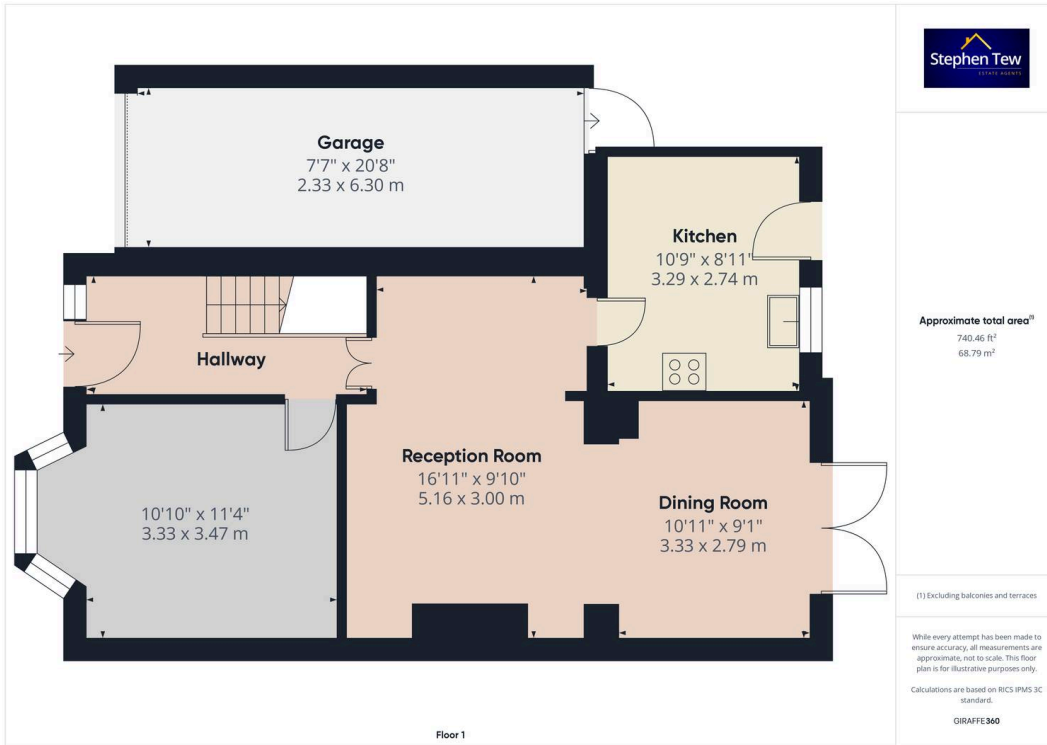
GARAGE

Single Garage

OFF STREET

2 Parking Spaces







Stephen Tew Estate Agents

Stephen Tew Estate Agents, 132 Highfield Road - FY4 2HH

01253 401111

info@stephentew.co.uk

www.stephentew.co.uk

