



65 Pedders Lane, Blackpool

Blackpool

Offers Over £150,000



# 65 Pedders Lane

Blackpool, Blackpool

Situated in a sought-after residential area, this charming three-bedroom semi-detached house offers a perfect blend of comfort and convenience. Entrance is via a porch leading into a hallway that opens up to a warm and inviting lounge and a separate dining room, providing ample space for relaxation and entertainment. The extended kitchen, completed to regulations, boasts a modern design and features integrated appliances including an oven, microwave, dishwasher and gas hob, making meal preparation a breeze. Upstairs, a landing leads to the family bathroom and two generously sized and a smaller third bedroom, ensuring privacy and comfort for the entire family. Additional features of the property include an enclosed rear garden with side access, ideal for outdoor gatherings and relaxation, as well as a convenient storage shed for all your gardening essentials. A gated driveway to the front of the property offers secure off-road parking.

Council Tax band: D

Tenure: Freehold

- Three Bedroom Semi- Detached House Situated In Popular Residential Location
- Porch, Hallway, Lounge, Dining Room, Extended Kitchen Completed To Regulations
- Modern Kitchen Includes Integrated Oven, Microwave, Gas Hob And Dishwasher
- Landing, Family Bathroom
- Enclosed Rear Garden With Side Access And Storage Shed
- Gated Driveway
- Cavity Wall Insulation
- Full Re-Wire Undertaken In 2005







#### **Porch**

6' 1" x 3' 1" (1.85m x 0.93m)

#### **Hallway**

#### **Lounge**

10' 5" x 13' 3" (3.17m x 4.03m)

#### **Dining Room**

10' 8" x 11' 5" (3.25m x 3.49m)

#### **Kitchen**

7' 5" x 16' 7" (2.27m x 5.06m)

#### **Landing**

#### **Bedroom 1**

8' 8" x 13' 3" (2.64m x 4.03m)

#### **Bedroom 2**

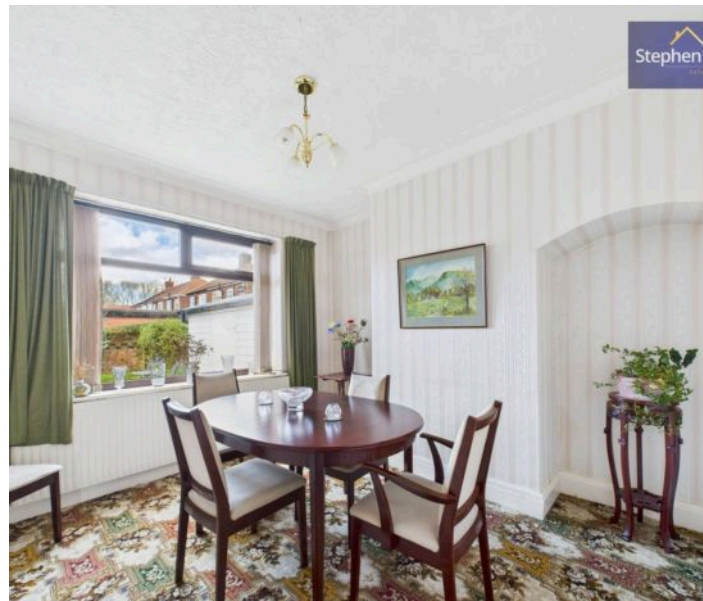
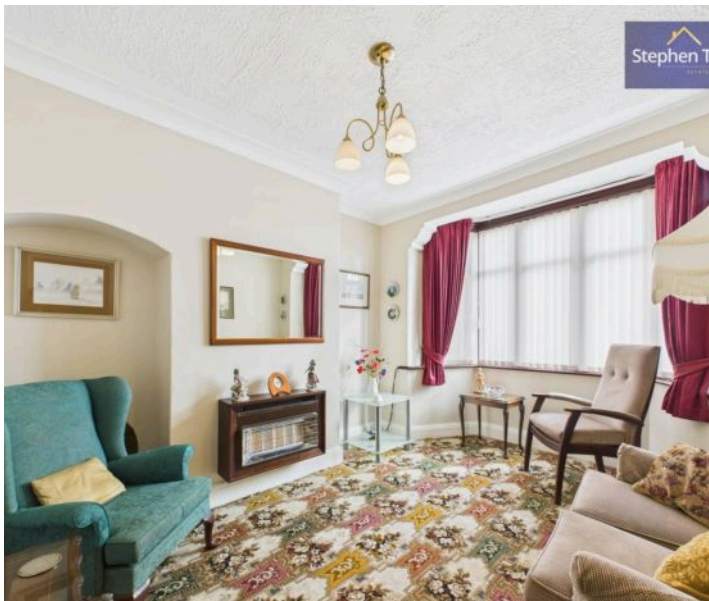
10' 4" x 11' 6" (3.16m x 3.50m)

#### **Bedroom 3**

6' 0" x 7' 8" (1.84m x 2.33m)

#### **Bathroom**

5' 9" x 6' 9" (1.75m x 2.07m)







#### **Porch**

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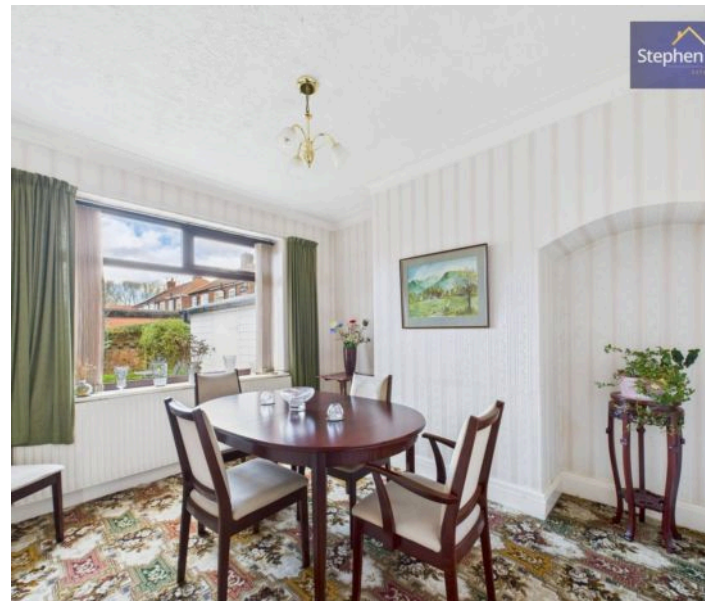
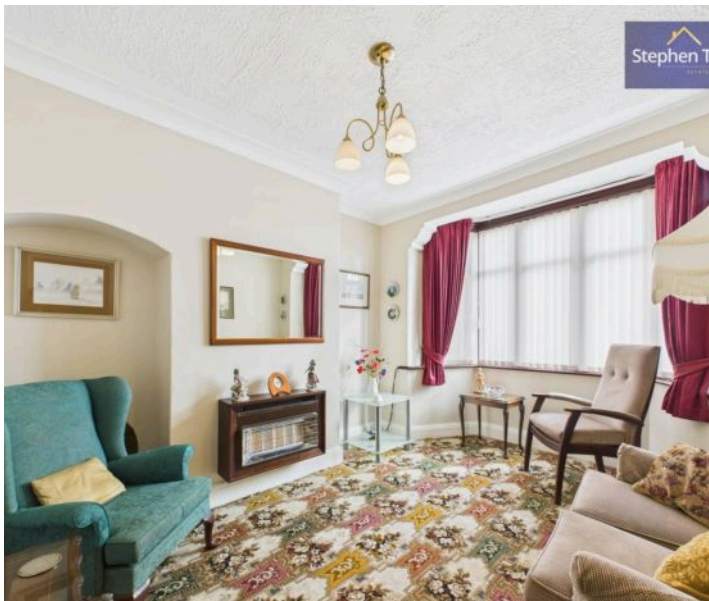
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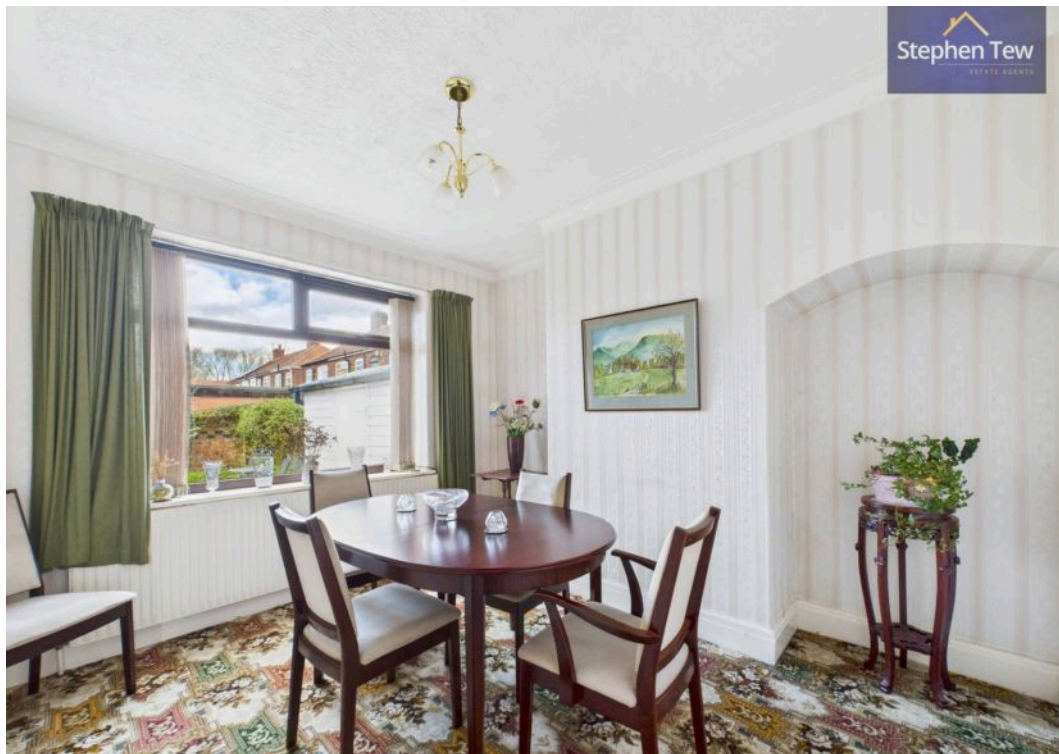
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#### **Bathroom**

5' 9" x 6' 9" (1.75m x 2.07m)









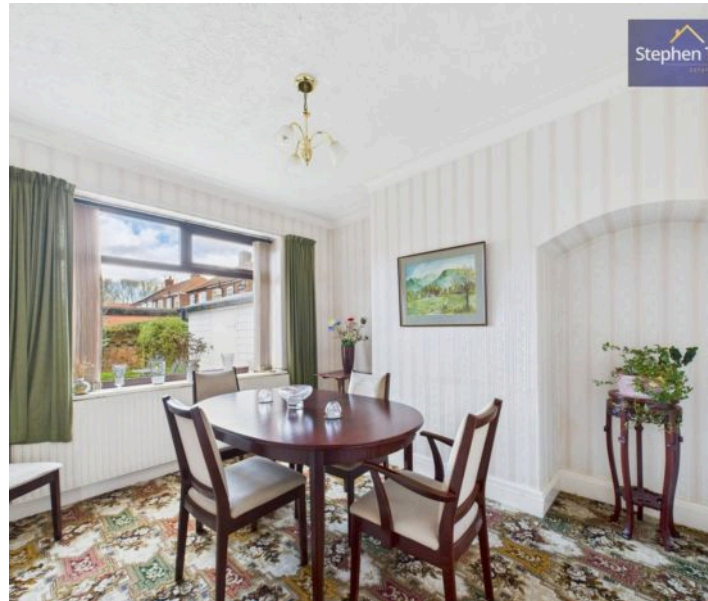


**FRONT GARDEN**

**REAR GARDEN**

**SECURE GATED**

**1 Parking Space**





Floor 1



Floor 2



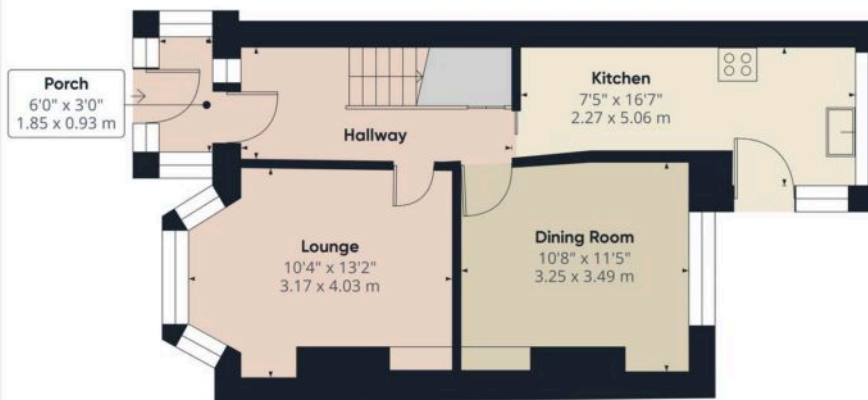
Approximate total area<sup>®</sup>  
811.05 ft<sup>2</sup>  
75.35 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustration purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

DRAFT 360



Floor 1



Approximate total area<sup>®</sup>  
456.49 ft<sup>2</sup>  
42.41 m<sup>2</sup>

(1) Excluding balconies and terraces

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DRAFT 360





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