



**125 Grange Road, Blackpool**

Blackpool

Offers Over **£120,000**



# 125 Grange Road

## Blackpool

This charming 3 bedroom semi-detached house is superbly positioned in a sought-after residential area. Situated within close reach of local schools, Blackpool Victoria Hospital, Stanley Park, and excellent transport links, this property presents an enticing opportunity for families and professionals alike. Upon entering, the hallway leads to a lounge flowing seamlessly into the dining room, offering a perfect space for relaxation and entertaining. The kitchen comes complete with integrated oven and hob. Upstairs, three bedrooms await, with two featuring fitted wardrobes for added storage convenience. The accommodation is completed by a 3-piece suite bathroom and a separate WC, elevating the overall comfort and functionality of the home. With the added benefit of no onward chain, the future residents can effortlessly transition into their new abode. Additional features include a driveway to the front, providing off-road parking, and a fully boarded loft with a pull-down ladder for convenient storage solutions.

Outside, the property offers a delightful escape to a private and low-maintenance garden at the rear, providing a serene retreat for outdoor relaxation and alfresco dining. A side gate access enhances the convenience of the outdoor area, while a handy brick outhouse serves as a valuable storage space for gardening tools and equipment, keeping the living spaces clutter-free and organised.

Council Tax band: B

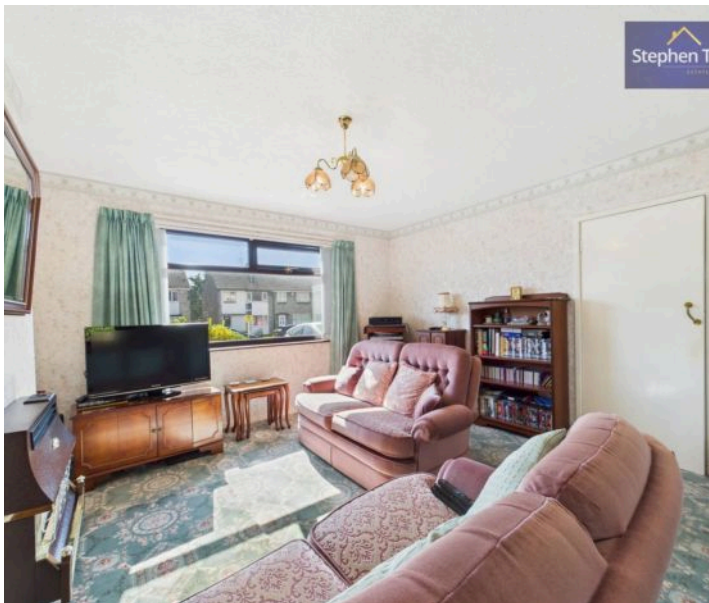
Tenure: Freehold







- 3 Bedroom Semi-Detached House
- Popular Residential Location Within Close Proximity To Local Schools, Blackpool Victoria Hospital, Stanley Park And Transport Links
- Hallway, Lounge Leading Through To The Dining Room, Kitchen With Integrated Oven And Hob
- 3 Bedrooms, 2 Boasting Fitted Wardrobes, 3 Piece Suite Bathroom, Separate WC
- No Onward Chain
- Driveway To The Front
- Fully Boarded Loft With Pull Down Ladder
- Boiler Located In The Kitchen







#### **Hallway**

11' 3" x 6' 9" (3.43m x 2.07m)

#### **Lounge**

12' 3" x 13' 4" (3.73m x 4.07m)

#### **Dining Room**

13' 3" x 8' 0" (4.03m x 2.44m)

#### **Kitchen**

8' 10" x 12' 0" (2.69m x 3.66m)

#### **Landing**

8' 1" x 2' 5" (2.46m x 0.74m)

#### **Bedroom 1**

12' 1" x 12' 2" (3.69m x 3.70m)

#### **Bedroom 2**

9' 2" x 12' 0" (2.80m x 3.67m)

#### **Bedroom 3**

8' 11" x 8' 2" (2.73m x 2.48m)

#### **Bathroom**

7' 0" x 5' 6" (2.14m x 1.67m)



#### **WC**

4' 2" x 2' 6" (1.28m x 0.76m)









## FRONT GARDEN

## REAR GARDEN

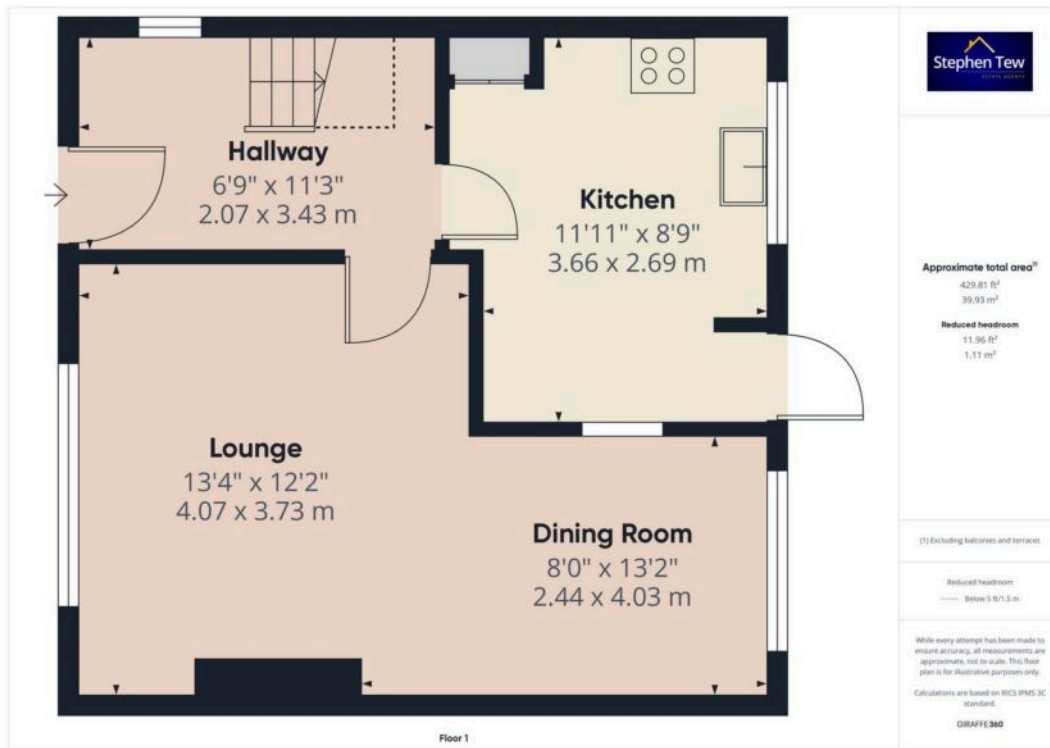
Enclosed, low maintenance garden to the rear with side gate access and brick outhouse for storage.

## DRIVEWAY

1 Parking Space









## Stephen Tew Estate Agents

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