



36 St. Leonards Road, Blackpool

Blackpool

Offers Over £140,000

# 36 St. Leonards Road

Blackpool, Blackpool

Nestled in a popular residential location, this charming three-bedroom mid-terraced house offers a perfect blend of comfort and convenience. Situated in close proximity to Stanley Park, local shops, transportation links, and reputable schools, this property presents an ideal setting for a family or those seeking a peaceful retreat within easy reach of amenities. The ground floor boasts a welcoming hallway, leading to a spacious lounge adorned with bay windows and stylish parquet flooring, a delightful dining room perfect for entertaining, and a well-equipped kitchen featuring a patio door leading to the rear garden. Upstairs, a well-lit landing leads to a three-piece suite bathroom and three bedrooms. Bedroom 1 is a serene haven with bay windows and fitted wardrobes, while Bedroom 2 also features ample storage space. Bedroom 3 provides versatility for a growing family. All bedrooms have been recently carpeted, offering a fresh and cosy ambience throughout the upper level.

Outside, a peaceful oasis awaits in the form of an enclosed rear garden, ideal for enjoying al fresco dining or simply unwinding amidst the tranquillity of the outdoors. A brick-built storage shed with water supply provides practicality for gardening enthusiasts or additional storage space. With rear access and gated off-road parking, this property ensures both convenience and security for residents. Whether enjoying a morning coffee on the patio or hosting a weekend barbecue, the outdoor space offers a seamless extension of the indoor living areas, perfect for creating lasting memories with loved ones. Don't miss the opportunity to make this inviting property your new home - contact us today to arrange a viewing and take the first step towards embracing a lifestyle of comfort and convenience.

Council Tax band: A

Tenure: Freehold

- Three Bedroom Mid Terraced House In Popular Residential Location
- Close Proximity To Stanley Park, Shops, Transportation Links And Local Schools
- Hallway, Spacious Lounge With Bay Windows And Parquet Flooring, Dining Room, Kitchen With Patio Door Leaving To Rear Garden
- Landing, Three Piece Suite Bathroom, Bedroom 1 Benefits From Bay Windows And Wardrobes, Bedroom 2 Also Benefits From Wardrobes, Bedroom 3, All Bedrooms With New Carpet





### Hallway

### Lounge

14' 3" x 8' 9" (4.35m x 2.66m)

### Dining Room

13' 7" x 9' 11" (4.14m x 3.03m)

### Kitchen

8' 4" x 5' 11" (2.54m x 1.80m)

### Landing

### Bedroom 1

14' 2" x 9' 9" (4.33m x 2.98m)

### Bedroom 2

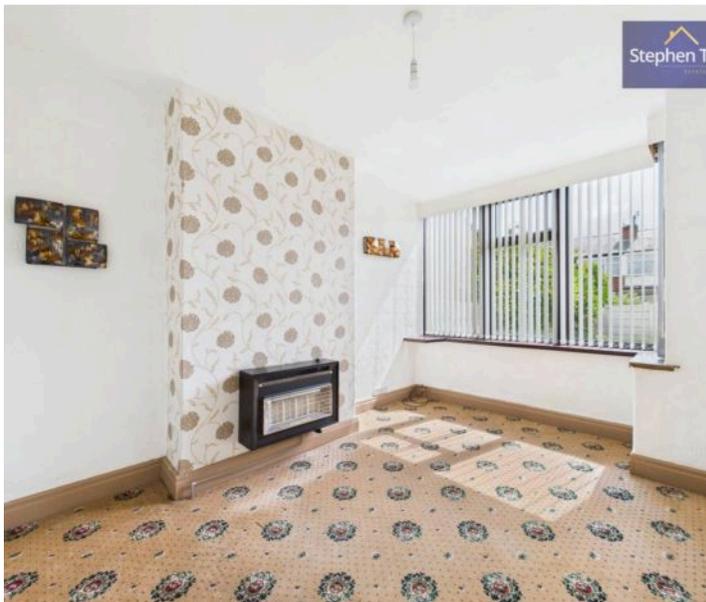
13' 9" x 9' 8" (4.20m x 2.94m)

### Bedroom 3

7' 0" x 6' 3" (2.13m x 1.91m)

### Bathroom

7' 0" x 3' 9" (2.14m x 1.14m)





### Hallway

### Lounge

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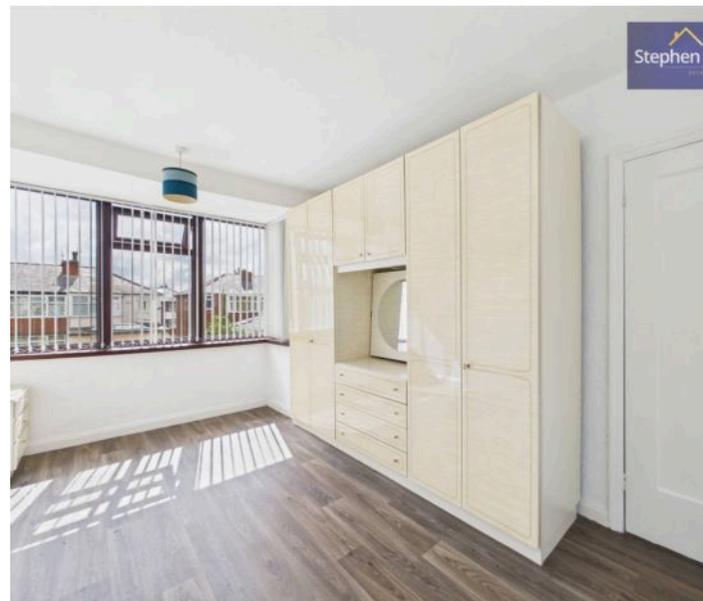
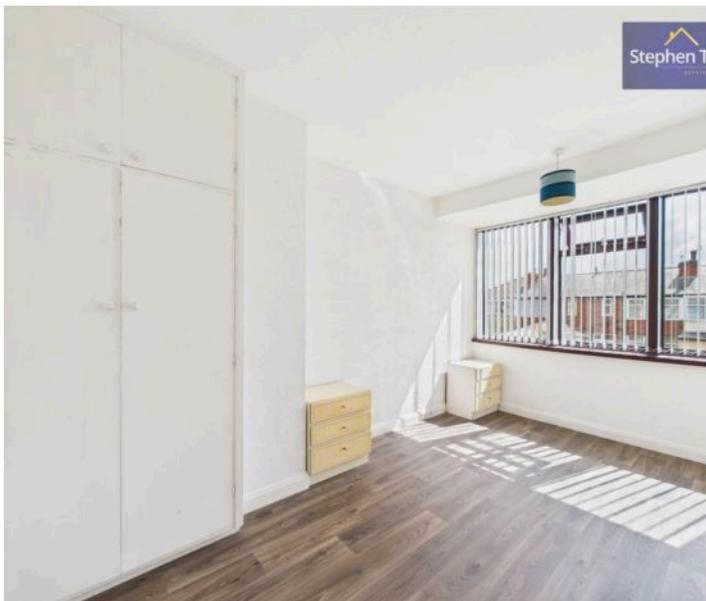
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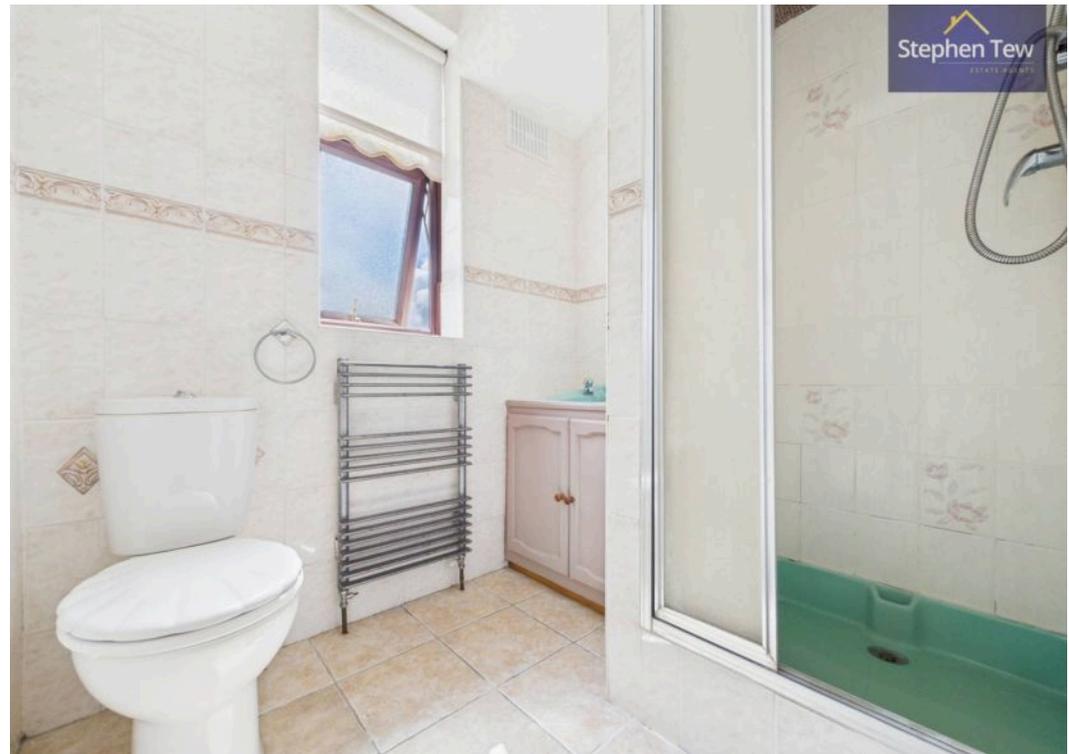
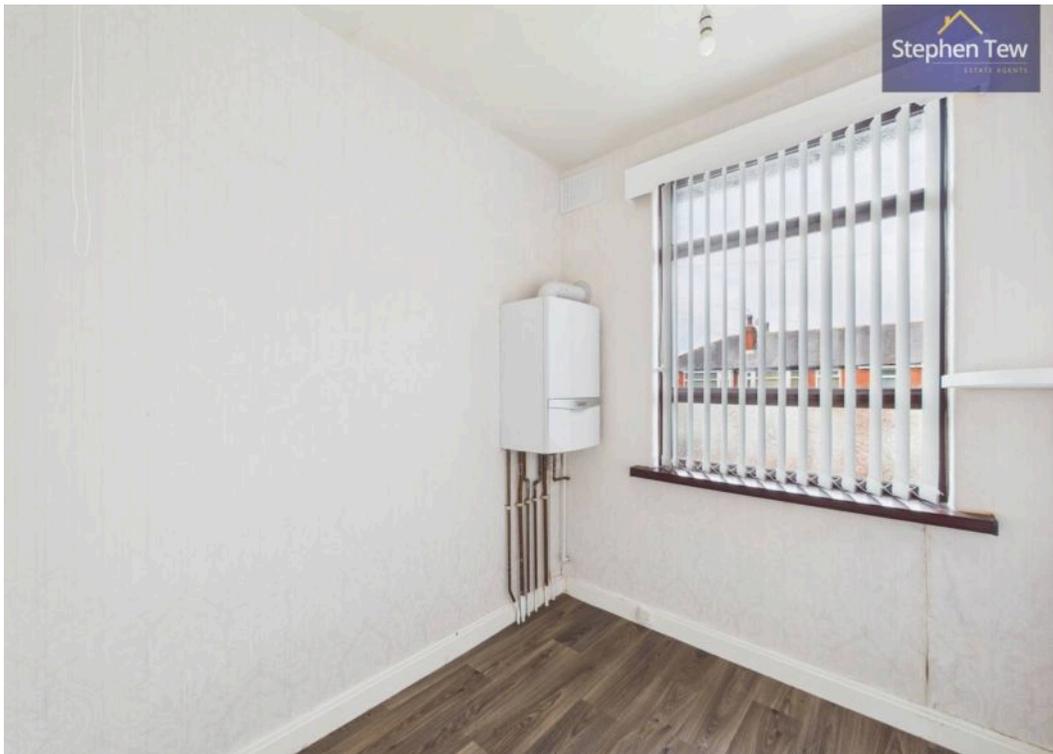
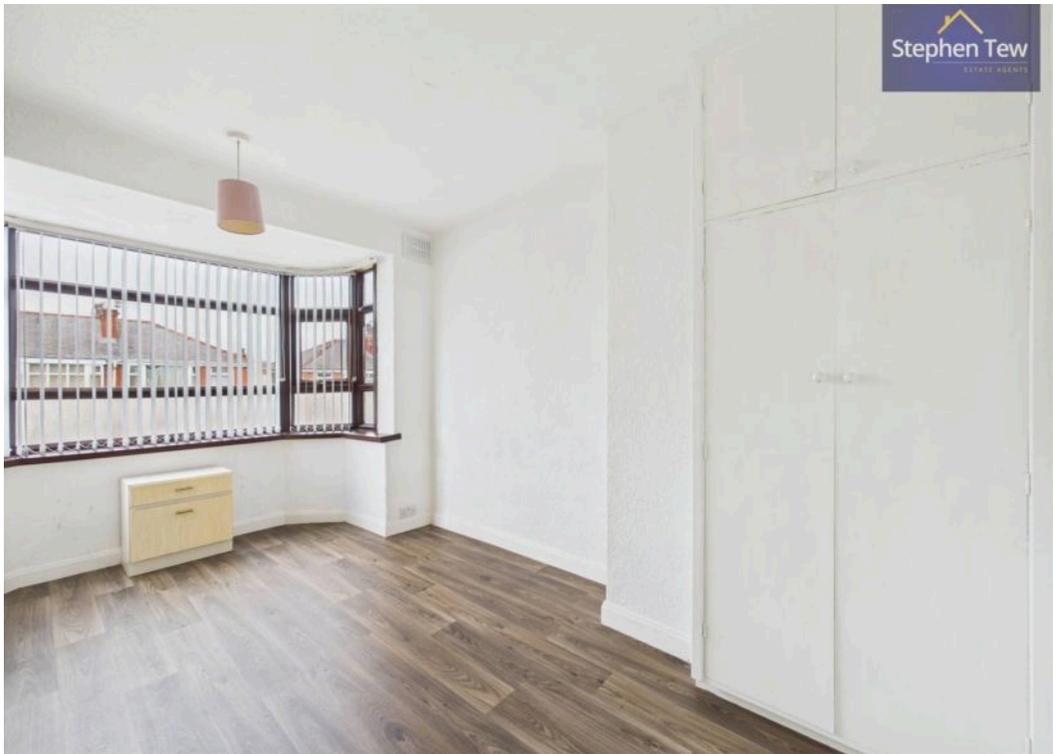
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Stephen Tew  
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**REAR GARDEN**

**FRONT GARDEN**

**OFF STREET**

**2 Parking Spaces**



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