



6 Calder Road, Blackpool

Blackpool

Offers Over £290,000

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Blackpool

Presenting a truly remarkable Semi-Detached Family Home, this beautifully maintained property boasts four bedrooms, ideal for a family seeking space and comfort. Upon entering through the Entrance Vestibule, you are welcomed by a spacious Hallway leading to the inviting Lounge, Second Living Room boasting patio doors, separate Dining Room, and a fully equipped Kitchen, complete with integrated oven, hob, dishwasher, and fridge. The seamless flow of space is further enhanced by patio doors in kitchen, opening up to the charming enclosed Garden. Additionally, a utility space in the brick outhouse provides functionality within this thoughtfully designed home.

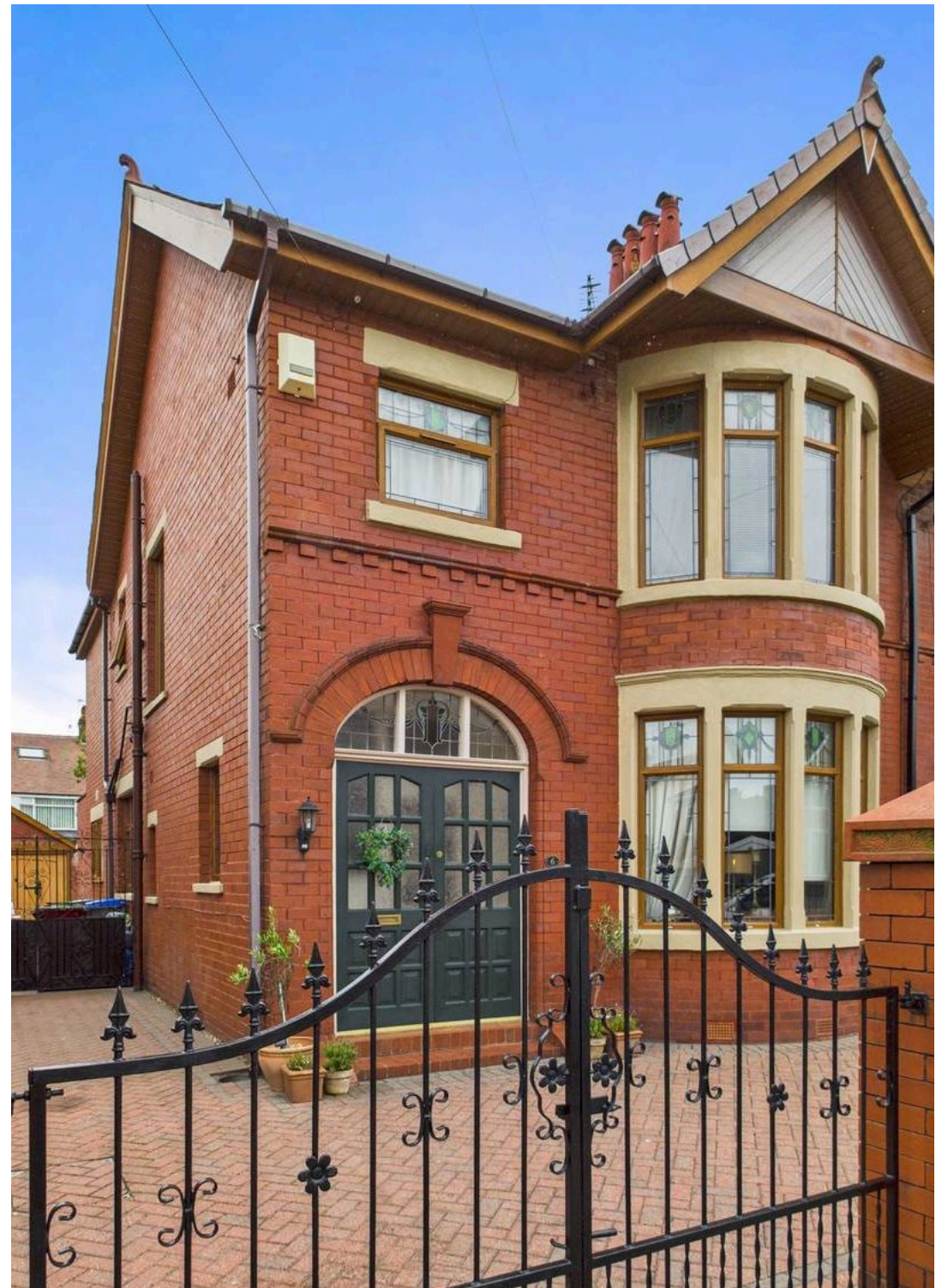
Upstairs the property boasts four bedrooms to the first floor and a modern family Bathroom, renovated 2 years ago, with the luxury of underfloor heating for added comfort and ambience. Bedroom 2 offers the convenience of fitted wardrobes, while Bedroom 3 includes built-in cupboards, ensuring ample storage solutions.

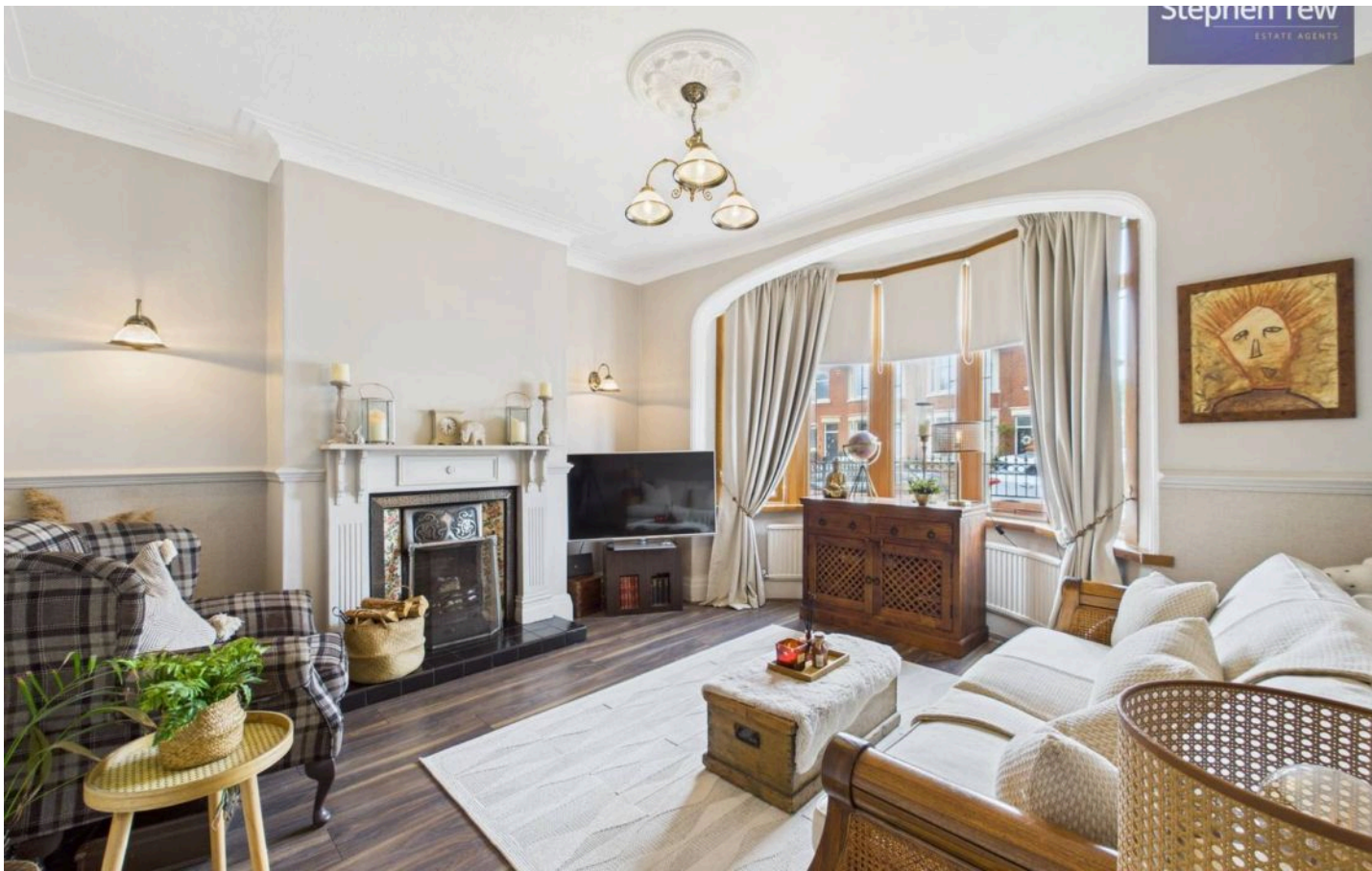
Outside, the property continues to impress with its well-maintained and delightful enclosed Garden to the rear. A flagged patio area provides the perfect spot for al fresco dining, while the lawn area offers a tranquil setting for outdoor activities or relaxation. Further enhancing the appeal, the Garage and Driveway offer parking convenience, while the proximity to local schools and amenities adds to the practicality of this residence.

With the added benefit of a loft space, which has been fully insulated in 2025, and a newly replaced boiler, this property offers modern comforts alongside its classic charm. This is a rare opportunity to own a home that seamlessly blends functionality with style, offering a warm and welcoming ambience for you and your loved ones to enjoy for years to come.

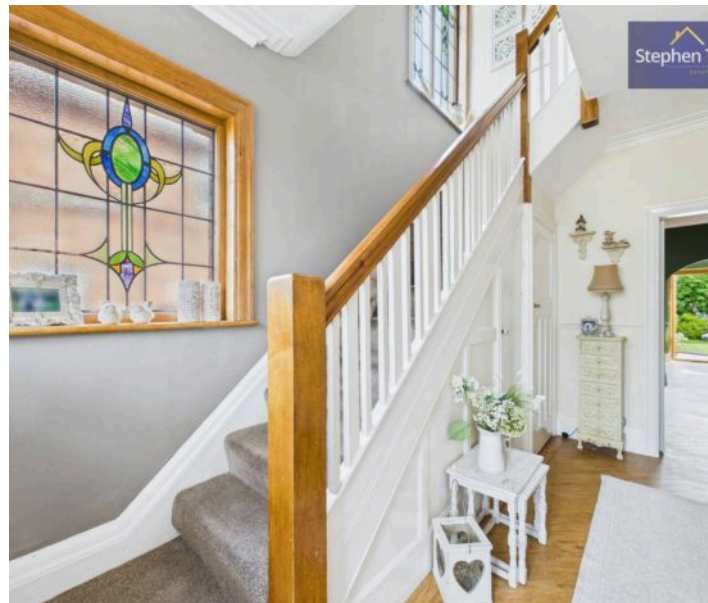
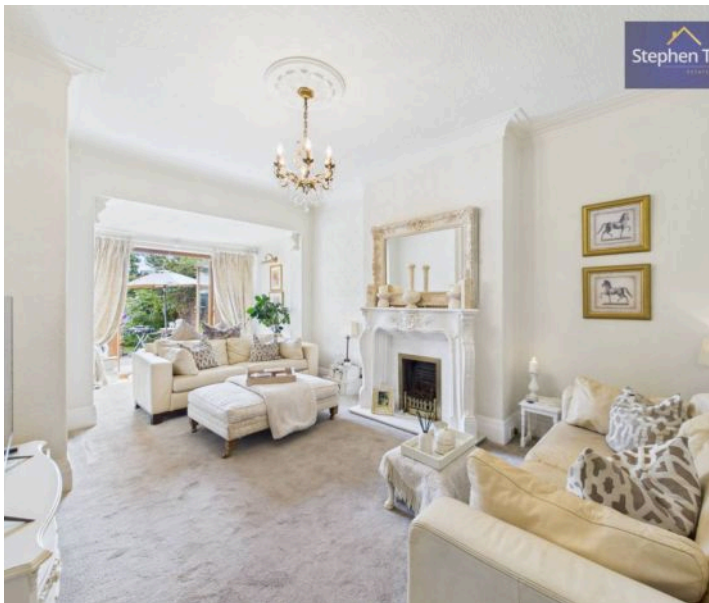
Council Tax band: D

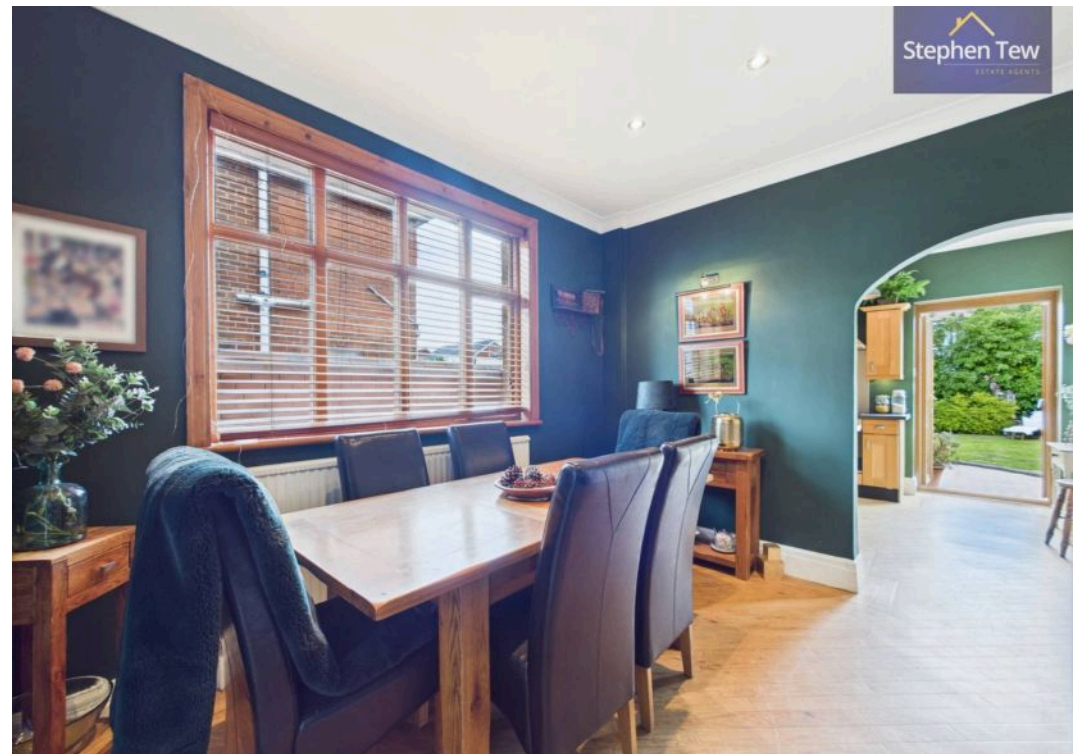
Tenure: Freehold





- Semi-Detached Family Home
- Well Presented Throughout
- Entrance Vestibule, Hallway, Lounge, Second Living Room. Dining Room, Kitchen
- Four Bedrooms, Modern Family Bathroom
- Garage, Driveway, Enclosed Garden
- Within Close Proximity To Local Schools And Amenities







Entrance Vestibule
2' 10" x 6' 9" (0.87m x 2.07m)

Hallway
13' 1" x 3' 11" (4.00m x 1.20m)

Lounge
13' 5" x 11' 8" (4.08m x 3.55m)

Living Room
20' 8" x 9' 9" (6.30m x 2.97m)

Dining Room
11' 5" x 10' 4" (3.48m x 3.16m)

Kitchen
10' 3" x 10' 5" (3.13m x 3.18m)

Landing
18' 6" x 2' 8" (5.65m x 0.82m)

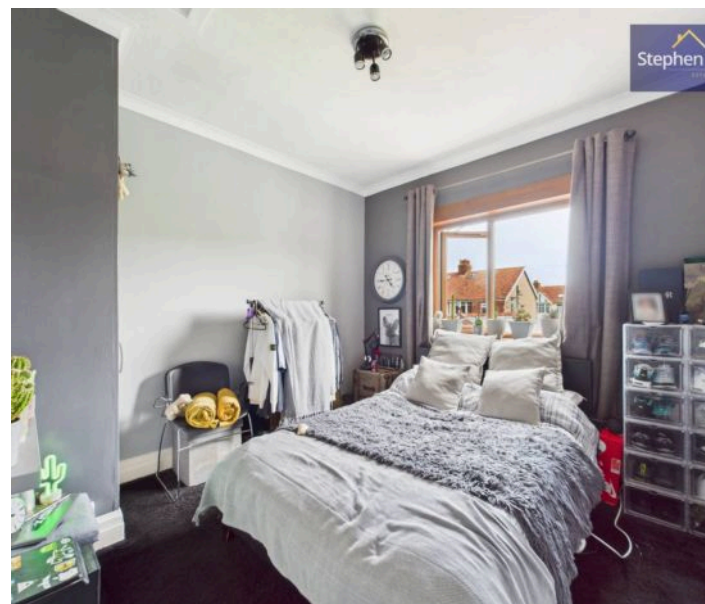
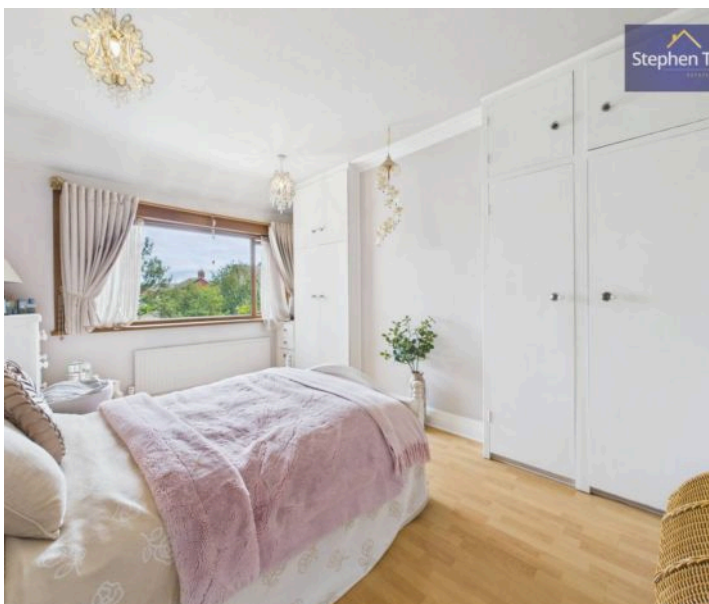
Bedroom 1
12' 10" x 11' 8" (3.90m x 3.56m)

Bedroom 2
14' 8" x 10' 1" (4.48m x 3.08m)

Bedroom 3
11' 8" x 10' 6" (3.55m x 3.20m)

Bedroom 4
8' 0" x 7' 6" (2.43m x 2.29m)

Bathroom
10' 4" x 5' 11" (3.14m x 1.80m)





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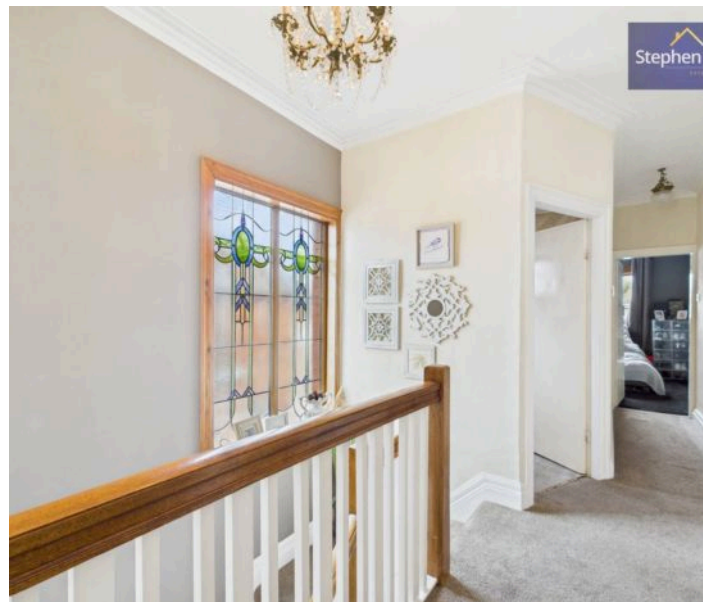
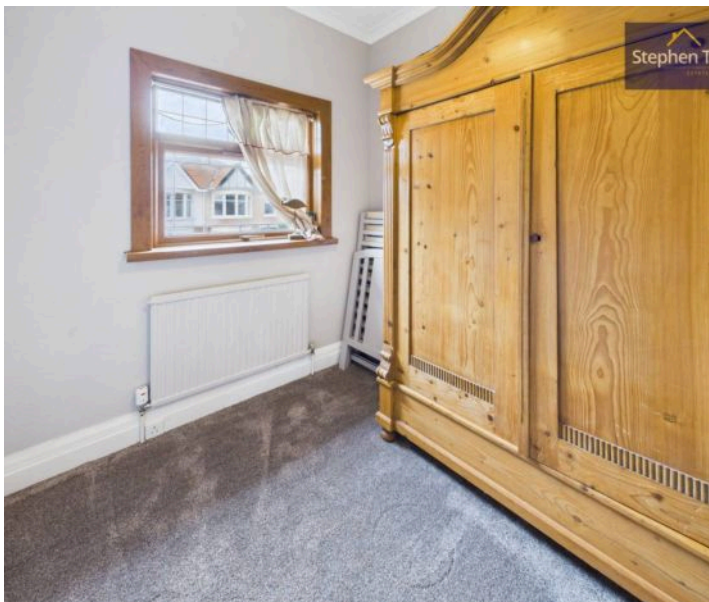
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FRONT GARDEN

REAR GARDEN

Enclosed garden to the rear with flagged patio area and laid to lawn. Access to the garage.

GARAGE

Single Garage

DRIVEWAY

2 Parking Spaces





Floor 1



Approximate total area⁽¹⁾
726 ft²
67.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 2



Approximate total area⁽¹⁾
623 ft²
57.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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