



226 Preston Old Road, Blackpool

Blackpool

Offers Over £150,000

# 226 Preston Old Road

Blackpool, Blackpool

Nestled in a popular residential area, this impressive three-bedroom semi-detached house offers a blend of comfort, convenience, and modern living. Situated within close proximity to schools, shops, local amenities, and excellent transportation links, this property presents an ideal opportunity for families and commuters alike.

Upon entering, you are welcomed by a spacious hallway leading to a well-appointed lounge, perfect for relaxation or entertaining guests. The second open-plan lounge features a bay window that floods the space with natural light, complemented by a sliding patio door that seamlessly connects the indoors with the outdoors. The adjoining kitchen boasts a breakfast bar, integrated gas hob, and cooker, offering a practical and stylish space for culinary endeavours. Furthermore, the garage accessible from the kitchen provides additional storage and convenience.

Upstairs, a landing leads to a three-piece suite family bathroom and three generously sized bedrooms, each offering comfort and privacy for peaceful retreats. The master bedroom is complemented by ample space and natural light, creating a soothing atmosphere for rest and relaxation.

The property boasts an enclosed north-west facing rear garden, offering a private outdoor sanctuary for al fresco dining, gardening, or simply unwinding in the open air. A convenient seating area and storage shed enhance the functionality and appeal of the garden space, providing opportunities for leisure and storage solutions.

For those with vehicles, off-road parking and a garage provide ample space for secure parking and storage, adding to the practicality and ease of daily living.

In summary, this three-bedroom semi-detached house offers a harmonious blend of modern comfort, practicality, and convenience in a sought-after residential location. With its strategic proximity to essential amenities and transportation links, along with its versatile living spaces and outdoor retreat, this property presents a rare opportunity for discerning buyers seeking a quality home in a vibrant community. Schedule a viewing today to experience the





## Hallway

### Lounge

9' 9" x 11' 10" (2.98m x 3.60m)

### Lounge

15' 7" x 17' 0" (4.74m x 5.17m)

### Kitchen

7' 8" x 10' 0" (2.34m x 3.06m)

### Garage

7' 7" x 16' 10" (2.30m x 5.12m)

### Landing

### Bedroom 1

8' 7" x 12' 6" (2.61m x 3.80m)

### Bedroom 2

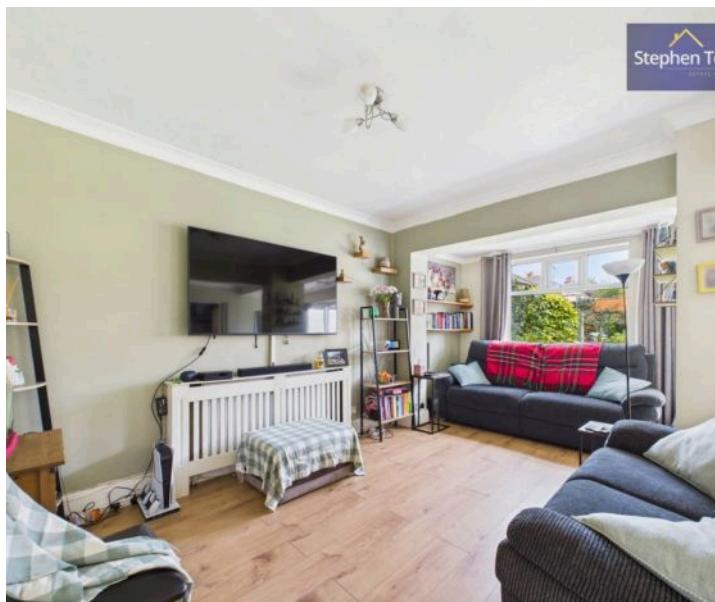
9' 10" x 11' 8" (2.99m x 3.55m)

### Bedroom 3

5' 9" x 6' 7" (1.74m x 2.00m)

### Bathroom

5' 8" x 6' 4" (1.72m x 1.93m)





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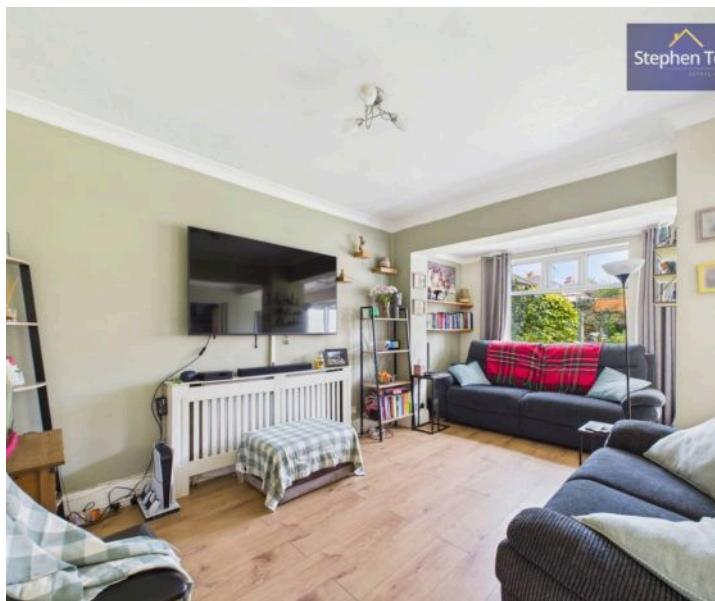
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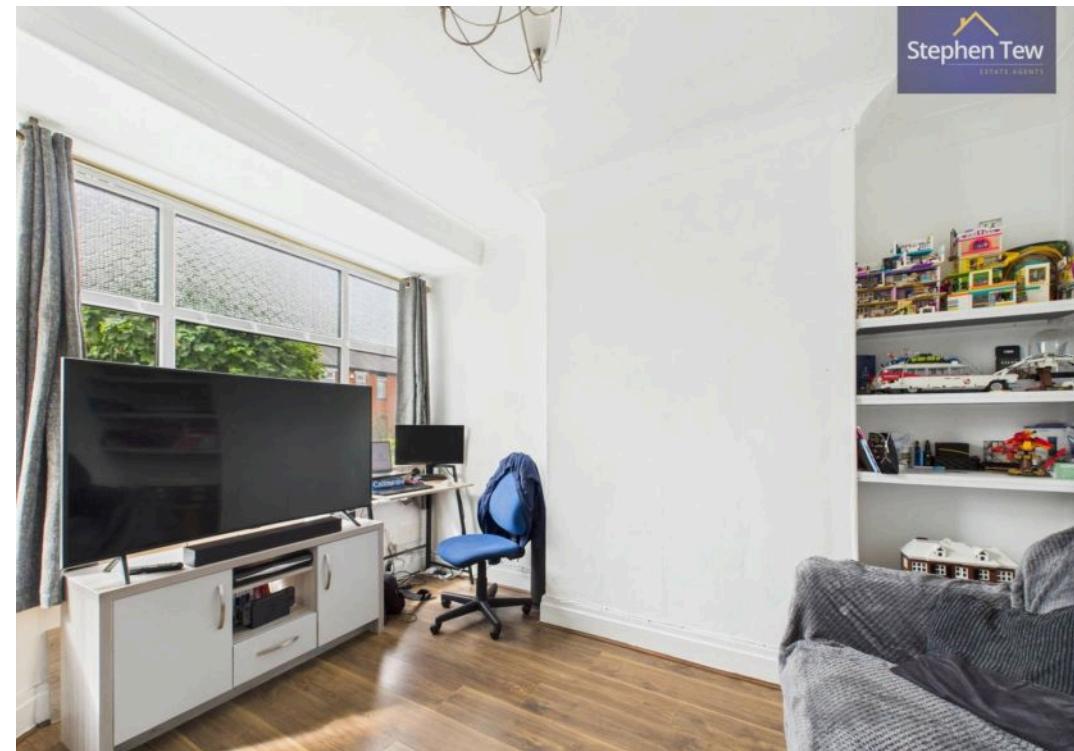
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**FRONT GARDEN**

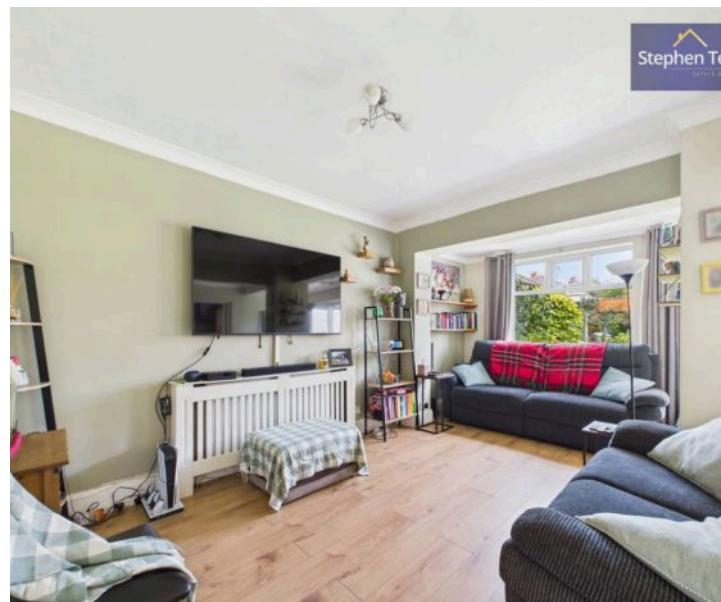
**REAR GARDEN**

**OFF STREET**

1 Parking Space

**GARAGE**

Single Garage





Approximate total area<sup>(1)</sup>  
974 ft<sup>2</sup>  
90.4 m<sup>2</sup>

(1) Excluding balconies and terraces  
  
Calculations reference the RICS IPMS  
UK standard. Measurements are  
approximate and not to scale. This  
floor plan is intended for illustration  
only.

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Approximate total area<sup>(1)</sup>  
637 ft<sup>2</sup>  
59.1 m<sup>2</sup>

(1) Excluding balconies and terraces  
  
Calculations reference the RICS IPMS  
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