



10 Leys Road, Blackpool

Blackpool

Offers Over **£250,000**

10 Leys Road

Blackpool

This well-presented, extended 3 bedroom semi-detached home sits within close proximity to local schools, shops, and amenities, providing convenience at your doorstep.

Upon entering the property, you are greeted by a spacious hallway leading through to two reception rooms, ideal for entertaining or relaxing. The open plan kitchen/diner with integrated oven and 5 ring gas hob, is a focal point of the home, offering a modern space to cook and dine. A convenient ground floor WC adds to the functionality of the layout. Ascending to the first floor, you will find three well-proportioned bedrooms and a family bathroom. Bedrooms 2 and 3 are equipped with fitted wardrobes, providing ample storage solutions for the household.

The property boasts additional features such as a garage and a driveway with space for multiple cars. The south-east facing garden offers a private outdoor space to enjoy the sunshine and alfresco dining.

Noteworthy updates include the replacement of several uPVC double glazed windows at the front and rear in 2024, ensuring energy efficiency and modern aesthetics. A full re-roof was completed in 2021, providing peace of mind for years to come. The loft, partially boarded and equipped with pull-down ladders, offers potential for further storage or conversion.

In summary, this property presents a unique opportunity to acquire a well-maintained family home in a prime location. With its convenient layout, modern features, and proximity to local amenities, this residence is sure to appeal to a wide range of buyers seeking comfort and functionality in their living space.

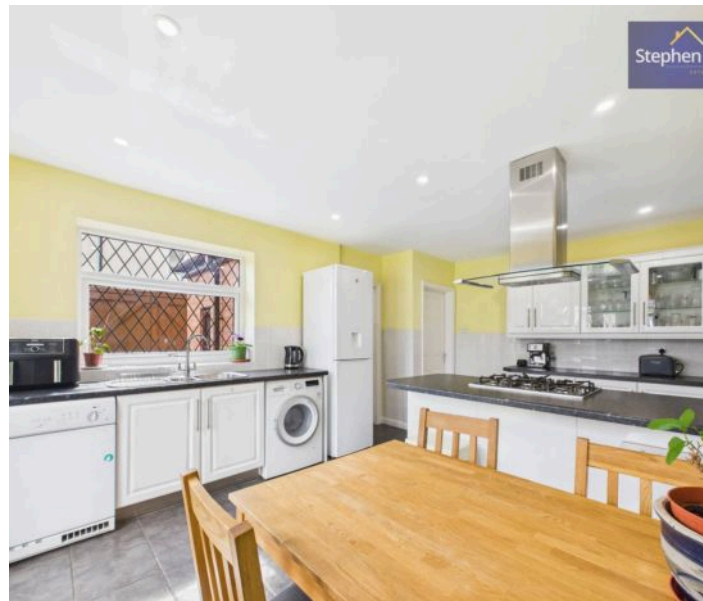
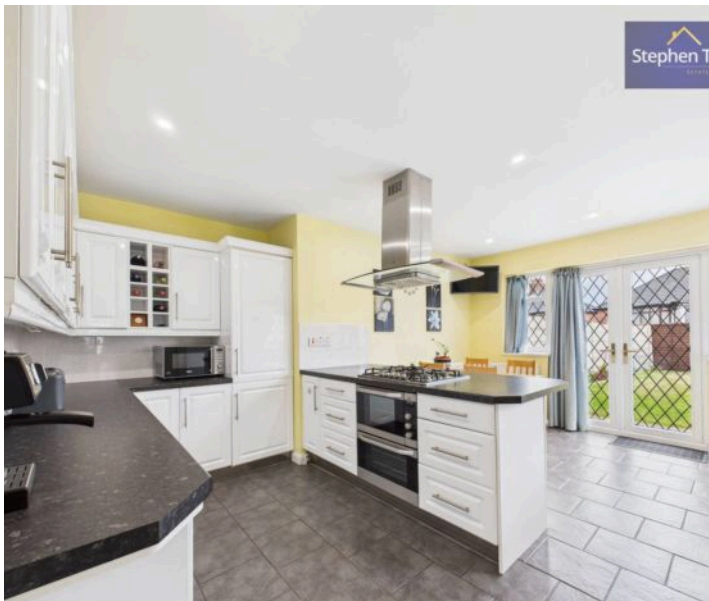
Council Tax band: C

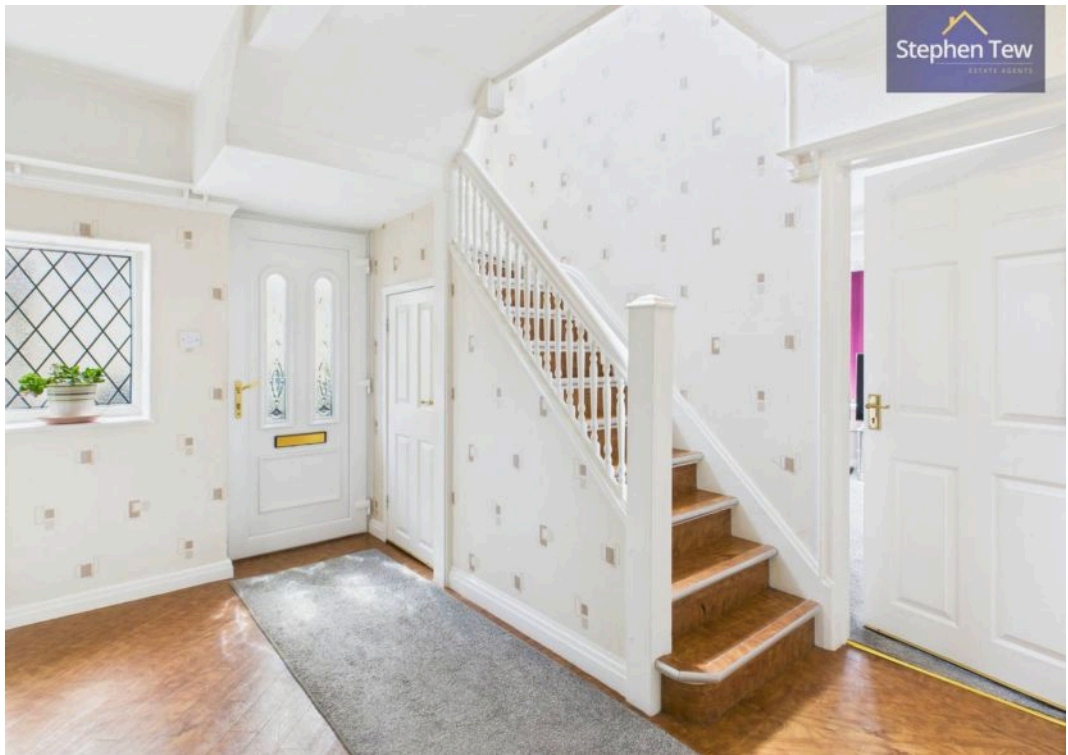
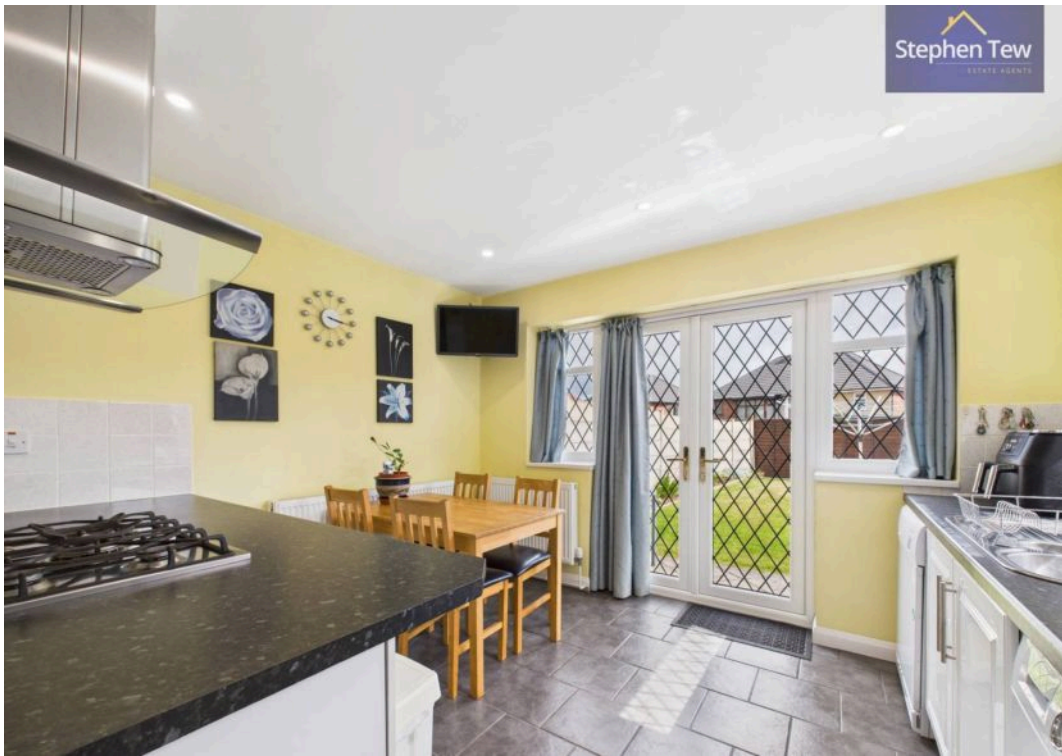
Tenure: Freehold





- Extended Semi-Detached Family Home
- Within Close Proximity To Local Schools, Shops And Amenities
- Two Reception Rooms, Open Plan Kitchen/Diner, Ground Floor WC
- Three Double Bedrooms, Family Bathroom
- Garage, Driveway For Multiple Cars, South-East Facing Garden
- uPVC Double Glazed Windows Replaced To The Front And Rear Ground Floor (2024)
- Full Re-roof Completed (2021)
- Partially Boarded Loft With Pull Down Ladders







Hallway

9' 1" x 10' 10" (2.78m x 3.31m)

Lounge

11' 11" x 10' 11" (3.64m x 3.34m)

Kitchen/Diner

16' 4" x 11' 7" (4.97m x 3.53m)

Living Room

14' 11" x 10' 5" (4.56m x 3.18m)

Ground Floor WC

2' 2" x 5' 3" (0.67m x 1.59m)

Landing

Bedroom 1

12' 10" x 11' 0" (3.91m x 3.35m)

Bedroom 2

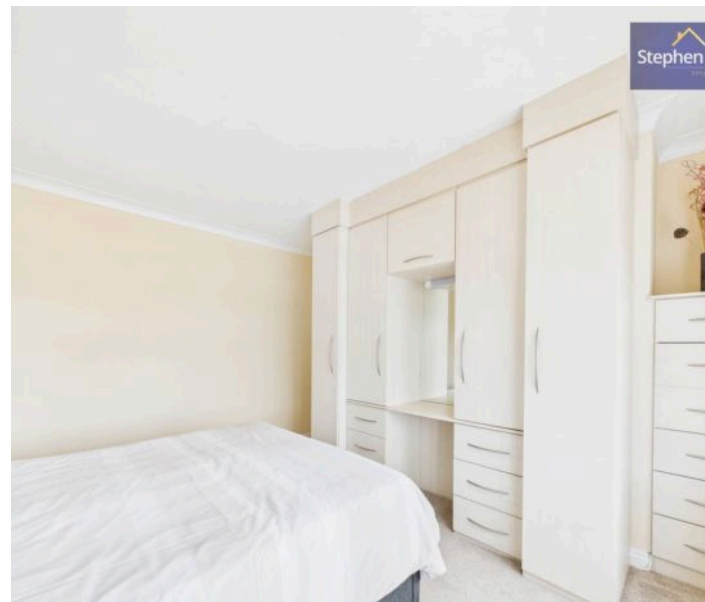
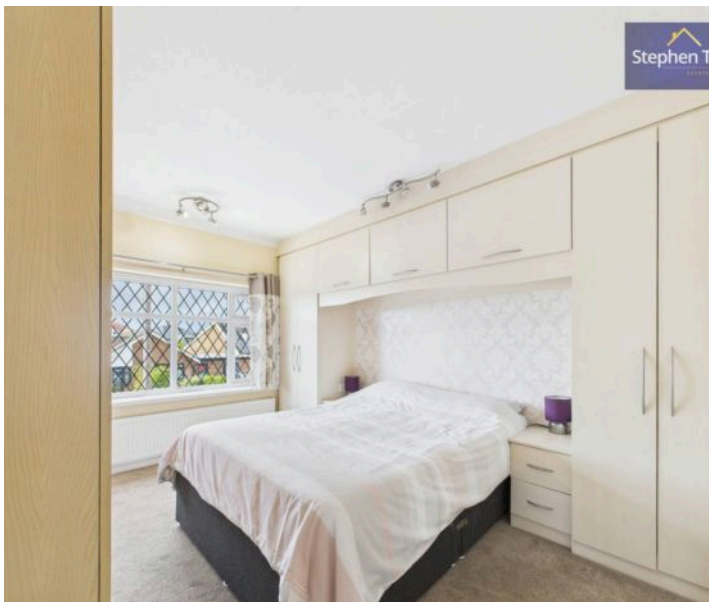
12' 11" x 10' 2" (3.94m x 3.11m)

Bedroom 3

8' 9" x 12' 0" (2.67m x 3.67m)

Bathroom

6' 4" x 10' 11" (1.92m x 3.34m)





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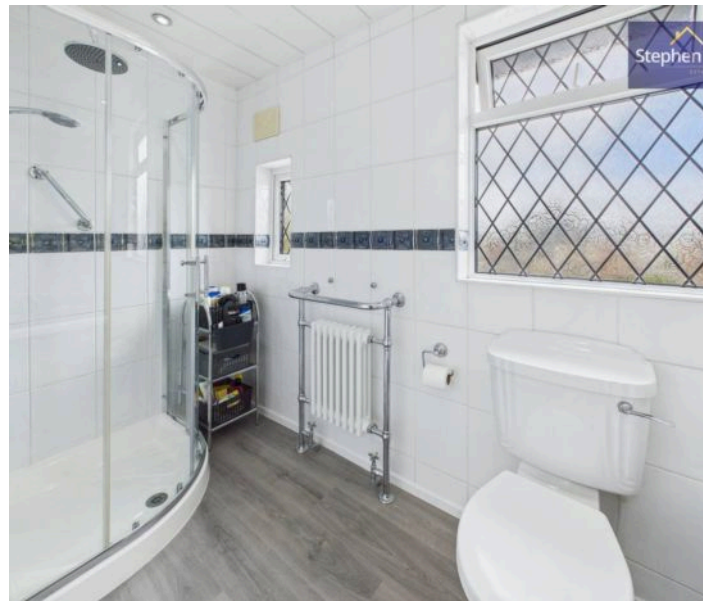
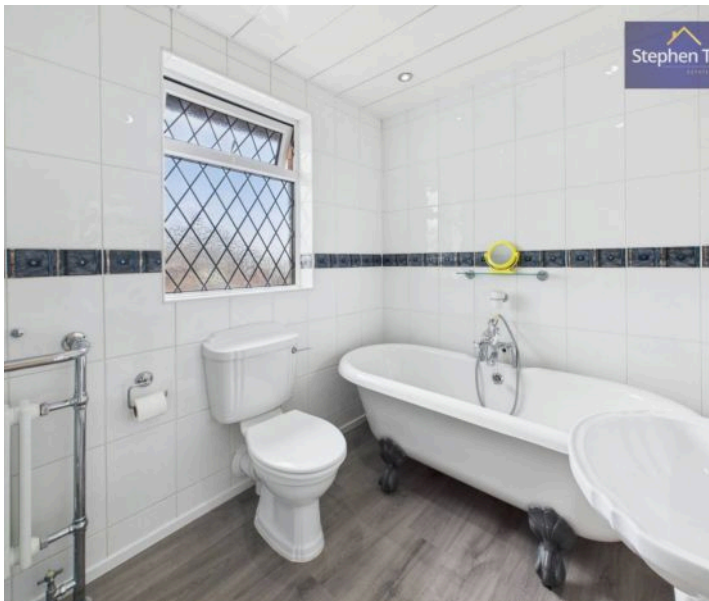
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FRONT GARDEN

REAR GARDEN

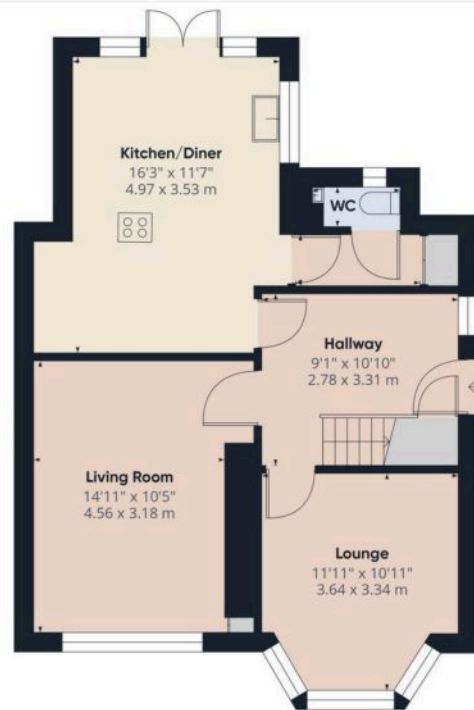
GARAGE

Single Garage

DRIVEWAY

3 Parking Spaces





Floor 1

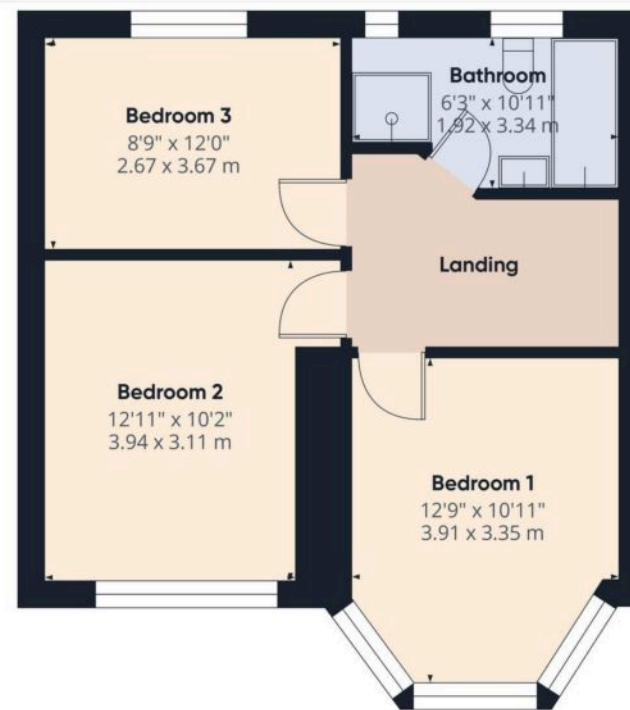


Approximate total area⁽¹⁾
632 ft²
58.8 m²

(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.

DISAFLY 360



Floor 2



Approximate total area⁽¹⁾
514 ft²
47.8 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.

DISAFLY 360



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