



26 Shaw Road, Blackpool

Blackpool

Offers Over **£125,000**

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This imposing mid-terraced house offers the perfect blend of space and a coveted location in the heart of South Shore. Boasting five generously sized bedrooms, this residence is ideal for families or those seeking ample living space.

The ground floor features a well-appointed lounge, a versatile dining room, a fitted kitchen, and a convenient utility room, offering a functional layout for every-day living and entertaining.

Ascending to the first floor, you will find three bedrooms and two bathrooms, providing privacy and convenience for family members or guests. The second floor comprises two additional bedrooms, offering flexibility for various living arrangements or home office needs.

A notable feature of this property is the basement space, which presents a valuable opportunity for storage or the creation of an additional living area to suit your lifestyle requirements.

To the rear of the property, a yard provides a low-maintenance outdoor space that can be enjoyed for al fresco dining or relaxation.

Situated within close proximity to the Promenade, local amenities, and attractions and with excellent transport links, this home offers a lifestyle of convenience and leisure. Whether you fancy a leisurely stroll along the seafront, a visit to nearby shops and cafes, or an exploration of the vibrant local scene, this property's location ensures that all your needs are within easy reach.

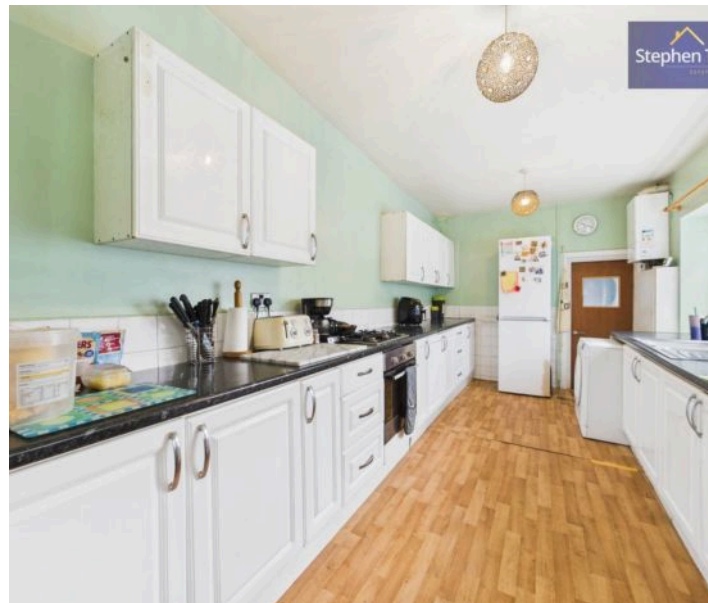
Council Tax band: A

Tenure: Freehold





- Five Bedroom House In The Heart Of South Shore
- Entrance Vestibule, Hallway, Lounge, Dining Room, Kitchen, Utility Room
- 3 Bedrooms, 2 Bathrooms To The First Floor
- 2 Bedrooms To The Second Floor
- Basement Space For Storage Or Additional Living Space
- Yard To The Rear
- Within Close Proximity To The Promenade, Local Amenities And Attractions





Entrance Vestibule Hallway

Lounge

18' 1" x 12' 6" (5.52m x 3.80m)

Dining Room

17' 0" x 14' 11" (5.18m x 4.56m)

Kitchen

16' 10" x 8' 11" (5.14m x 2.71m)

Utility Room

7' 9" x 8' 10" (2.37m x 2.70m)

Basement

12' 9" x 7' 10" (3.89m x 2.39m)

First Floor Landing

Bedroom 1

14' 10" x 11' 2" (4.53m x 3.40m)

Bedroom 2

15' 6" x 9' 6" (4.73m x 2.90m)

Bedroom 3

12' 4" x 7' 1" (3.76m x 2.16m)

Shower Room

7' 0" x 5' 6" (2.13m x 1.67m)

Bathroom

9' 7" x 9' 0" (2.91m x 2.75m)

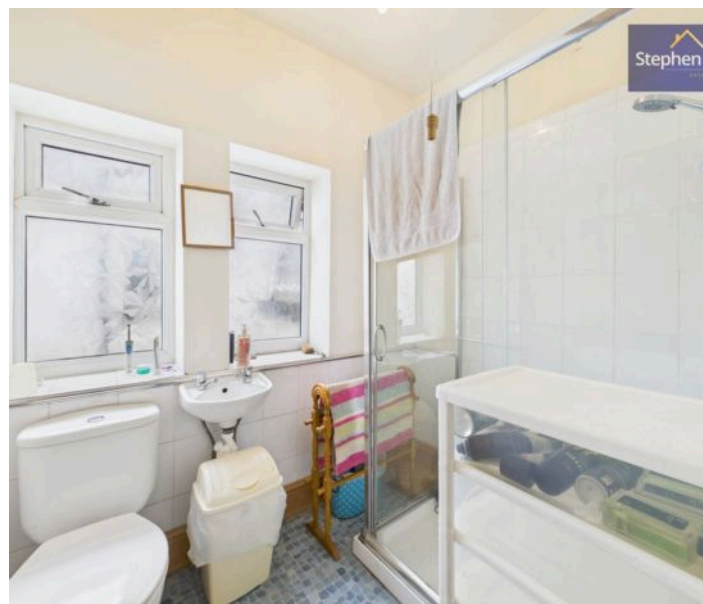
Second Floor Landing

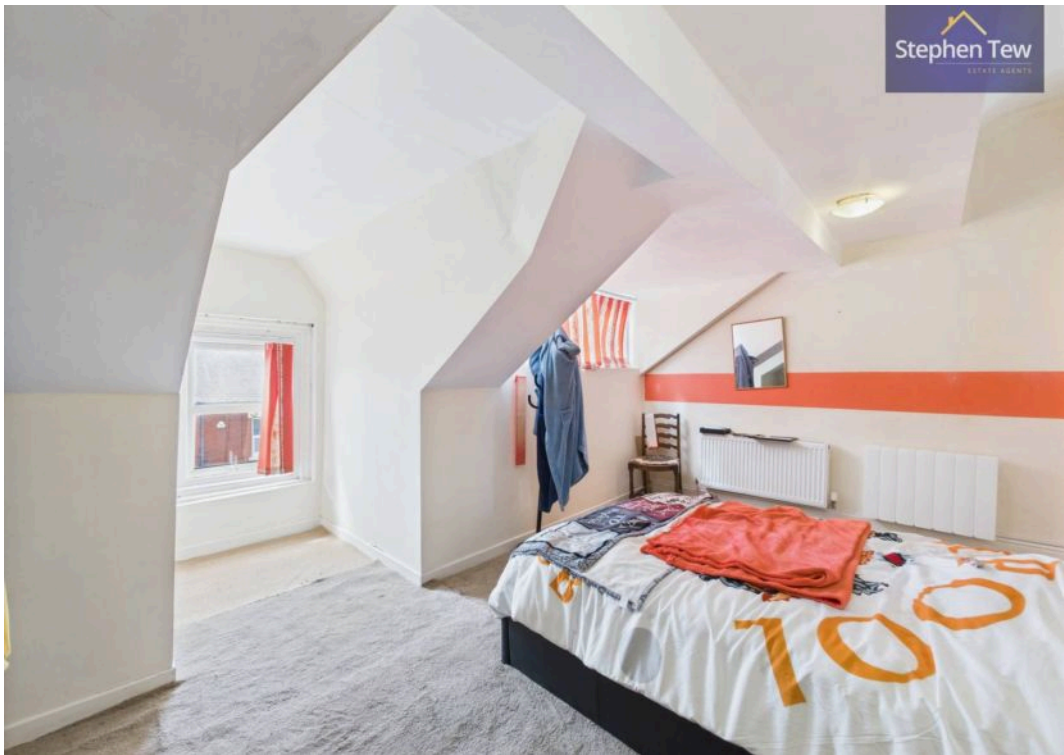
Bedroom 4

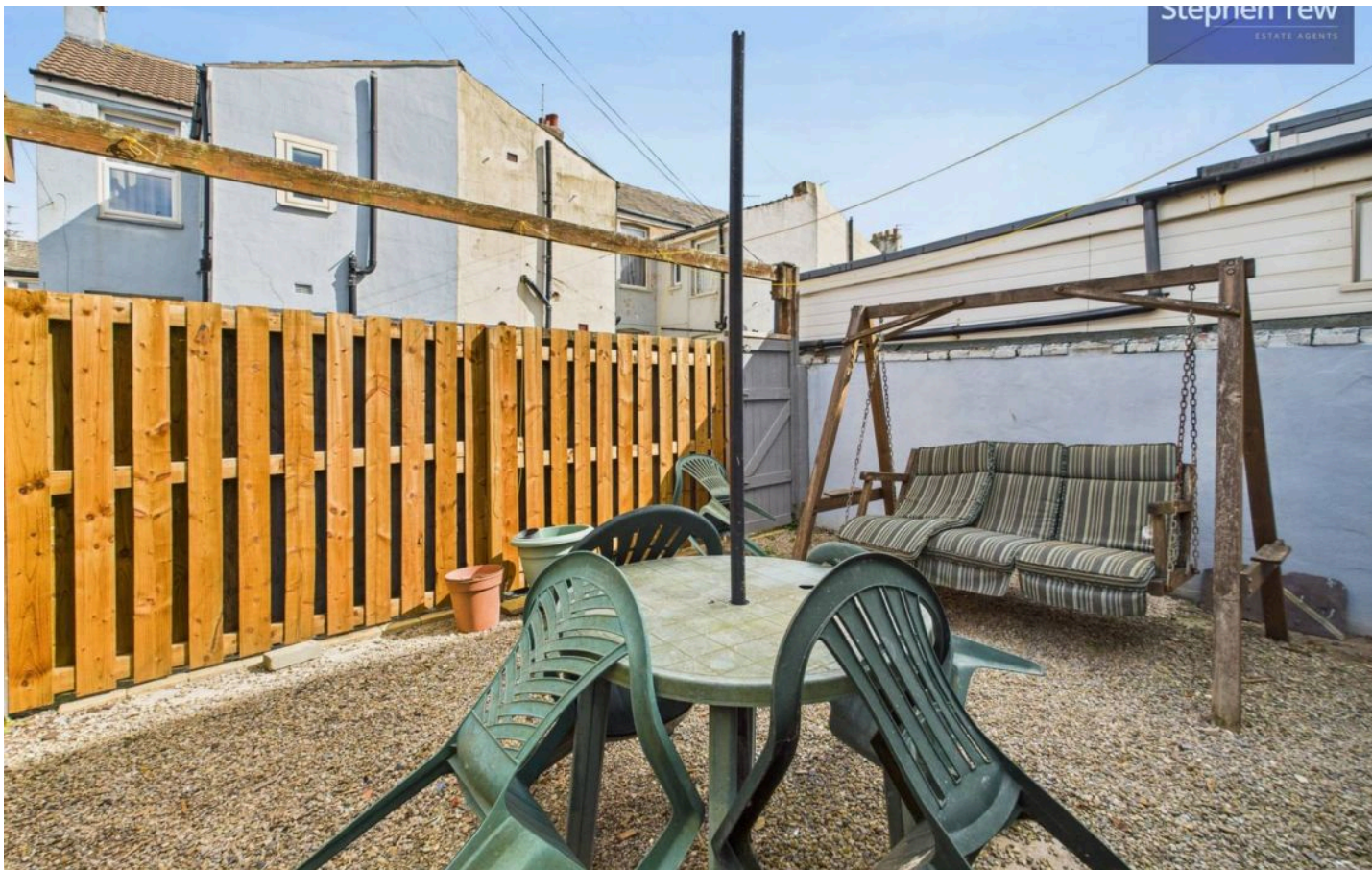
9' 11" x 15' 10" (3.01m x 4.83m)

Bedroom 5

9' 9" x 9' 11" (2.98m x 3.01m)





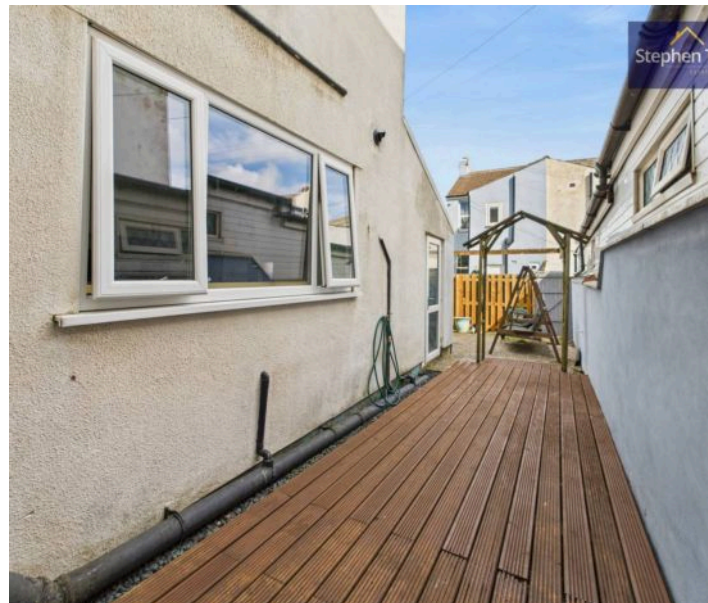


FRONT GARDEN

REAR GARDEN

PERMIT

1 Parking Space





Floor 1



Approximate total area⁽¹⁾

740 ft²

68.7 m²

Balconies and terraces

167 ft²

15.5 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⁾

598 ft²

55.6 m²

(1) Excluding balconies and terraces

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Floor 3



Approximate total area⁽¹⁾

312 ft²
28.9 m²

Reduced headroom

11 ft²
1.1 m²

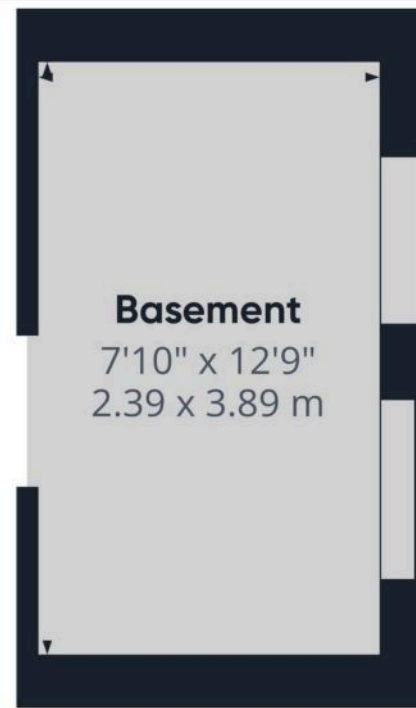
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft 3 in

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 -1



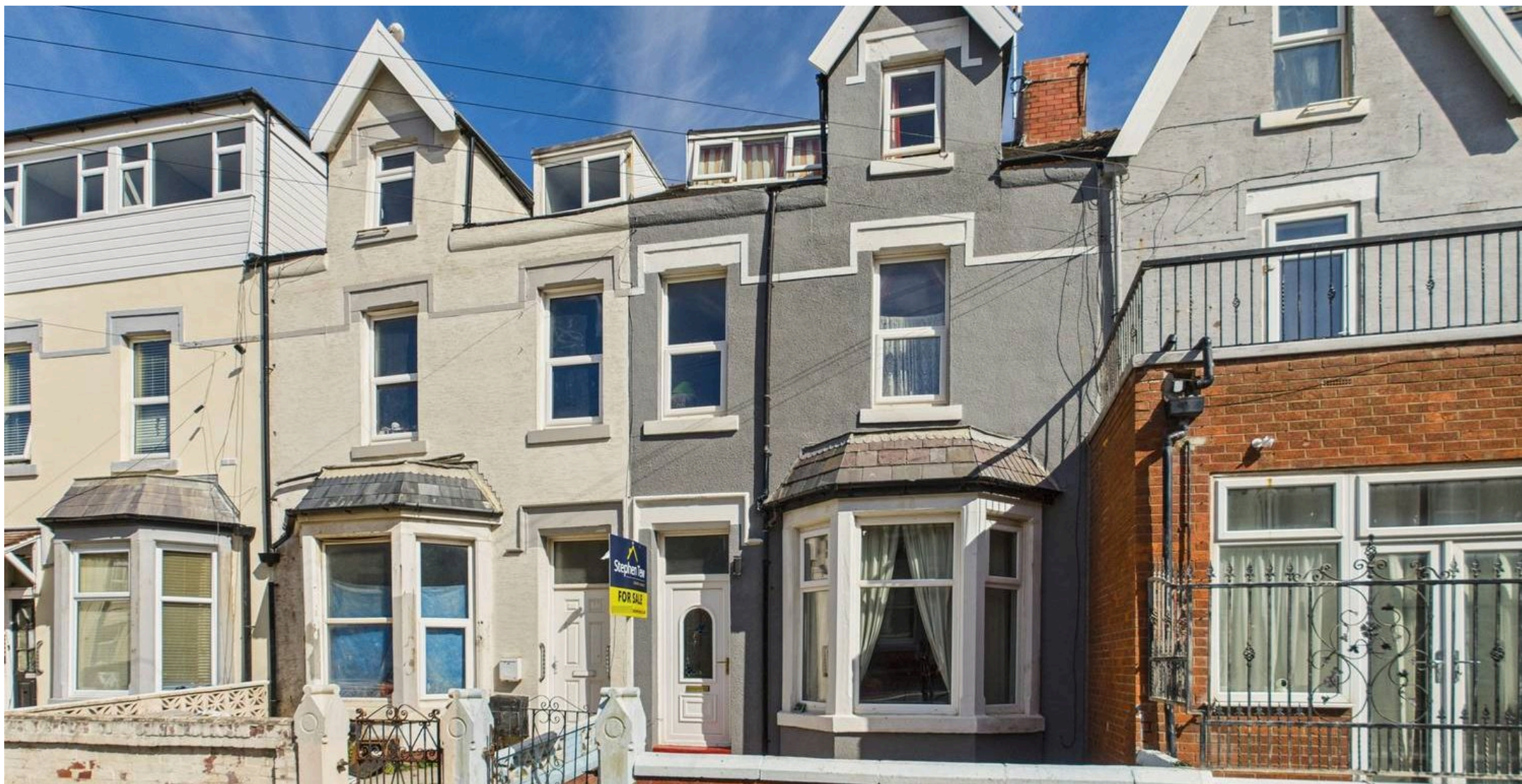
Approximate total area⁽¹⁾

99 ft²
9.2 m²

(1) Excluding balconies and terraces

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