



23 Melrose Gardens, Blackpool

Blackpool

Offers Over £190,000



## 23 Melrose Gardens

Blackpool, Blackpool

This beautifully presented three-bedroom semi-detached house is ideally situated in a sought-after area of Blackpool, offering convenient access to excellent transport links and a variety of local amenities. Upon entering the property, you are greeted by a welcoming entrance hall that leads to a spacious lounge, a convenient WC, and a modern kitchen and dining area. The kitchen is fitted with contemporary integrated appliances and features stylish wooden countertops, providing both functionality and a touch of elegance. The open-plan kitchen and dining space creates a sociable environment, perfect for families or those who enjoy entertaining. French doors that open directly onto the patio, seamlessly connecting the indoor and outdoor spaces. Upstairs, the property offers a well-proportioned principal bedroom complete with a private en-suite shower room, two further bedrooms, and a modern family bathroom, all finished to a high standard.

The outside space of this property is equally impressive. The generous rear garden is both spacious and well maintained, offering a safe and attractive environment for children to play or for adults to relax. The patio area, accessed via the French doors from the living room, is perfect for alfresco dining or outdoor entertaining during the warmer months. There is ample space for outdoor seating, making it an ideal spot for enjoying morning coffee or evening gatherings with friends and family. The garden benefits from established borders and a level lawn, providing a pleasant outlook and a sense of privacy. To the front of the property, there is off-road parking, ensuring convenient and secure parking for residents and visitors alike. This property presents an excellent opportunity for buyers seeking a stylish, modern home with generous outside space in a popular Blackpool location.

Council Tax band: C

Tenure: Freehold

- 3 Bedroom Semi-Detached house in Blackpool, close to transport links and local amenities.
- Entrance Hall leading to lounge, WC and Kitchen/Diner.
- Stairs to Bedroom 1 with En-suite, 2 further Bedrooms and family Bathroom.
- Modern kitchen with integrated appliances
- Wooden countertops







### **Kitchen / Diner**

9' 10" x 15' 7" (2.99m x 4.74m)

### **Lounge**

15' 11" x 12' 1" (4.85m x 3.68m)

### **WC**

6' 0" x 3' 3" (1.84m x 0.98m)

### **Entrance Hall**

7' 4" x 3' 3" (2.23m x 0.98m)

### **Landing**

### **Bathroom**

6' 2" x 6' 4" (1.89m x 1.93m)

### **Bedroom 1**

11' 1" x 8' 11" (3.37m x 2.72m)

### **En-suite**

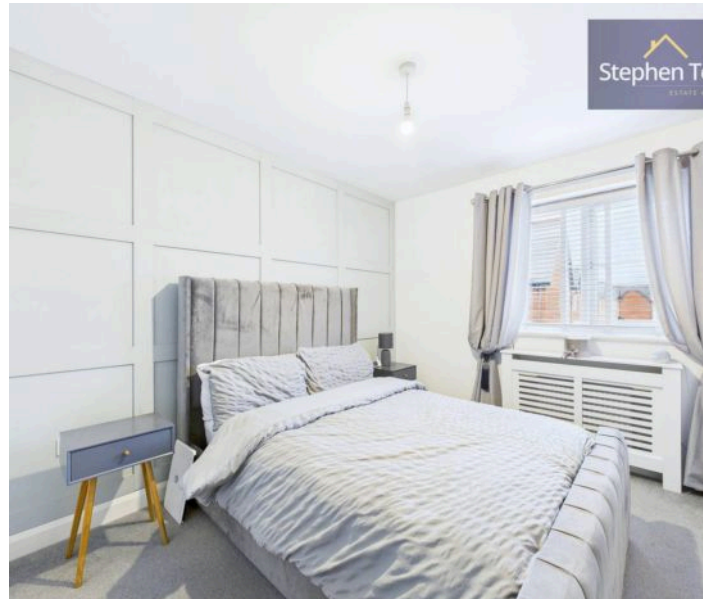
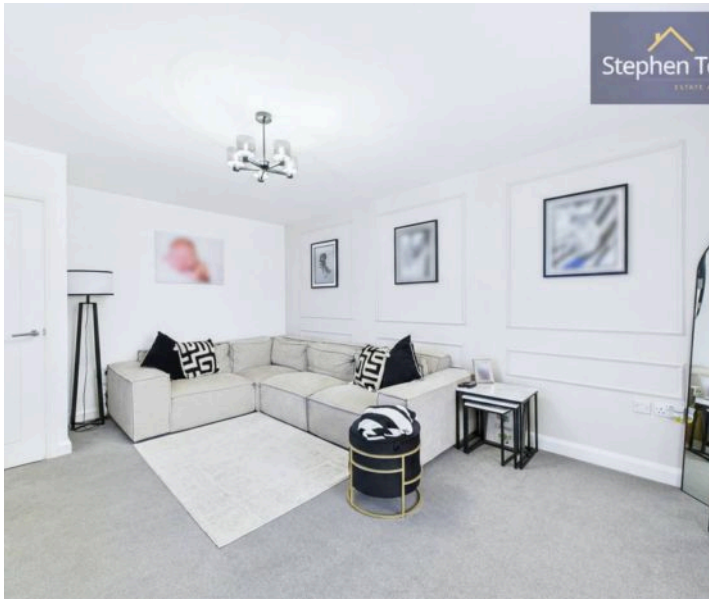
4' 8" x 8' 11" (1.43m x 2.72m)

### **Bedroom 2**

9' 7" x 8' 11" (2.93m x 2.71m)

### **Bedroom 3 / Office**

7' 5" x 6' 5" (2.26m x 1.96m)







### **Kitchen / Diner**

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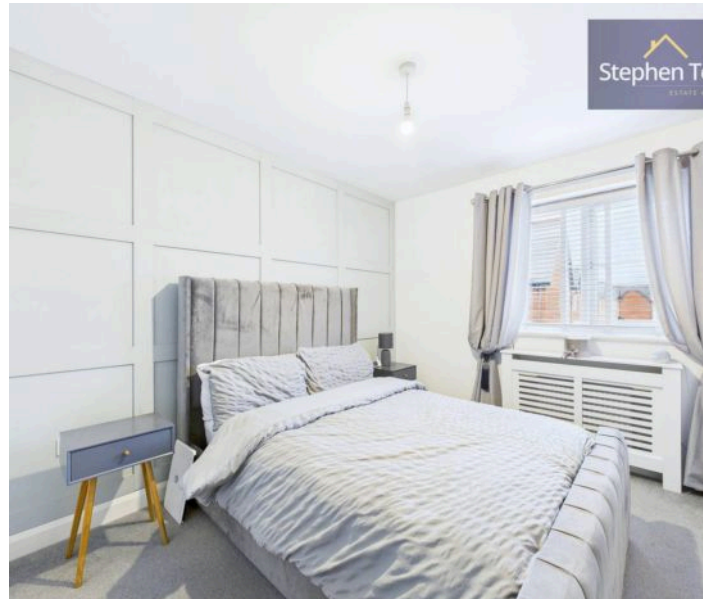
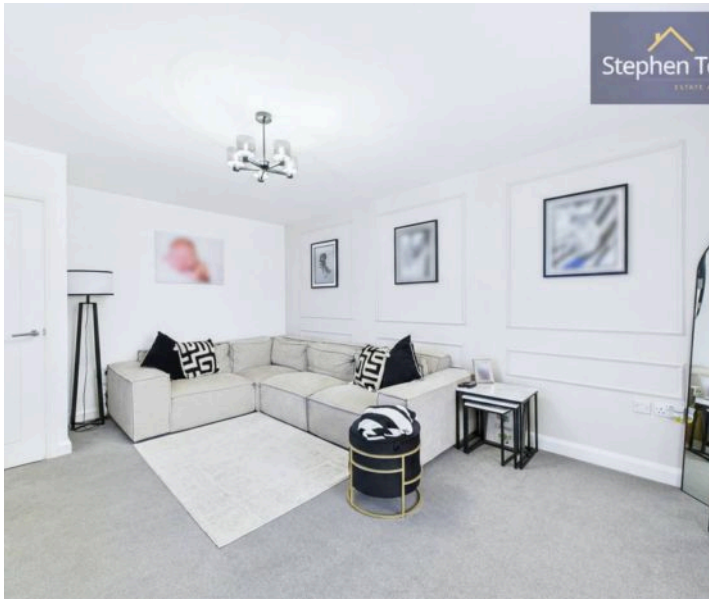
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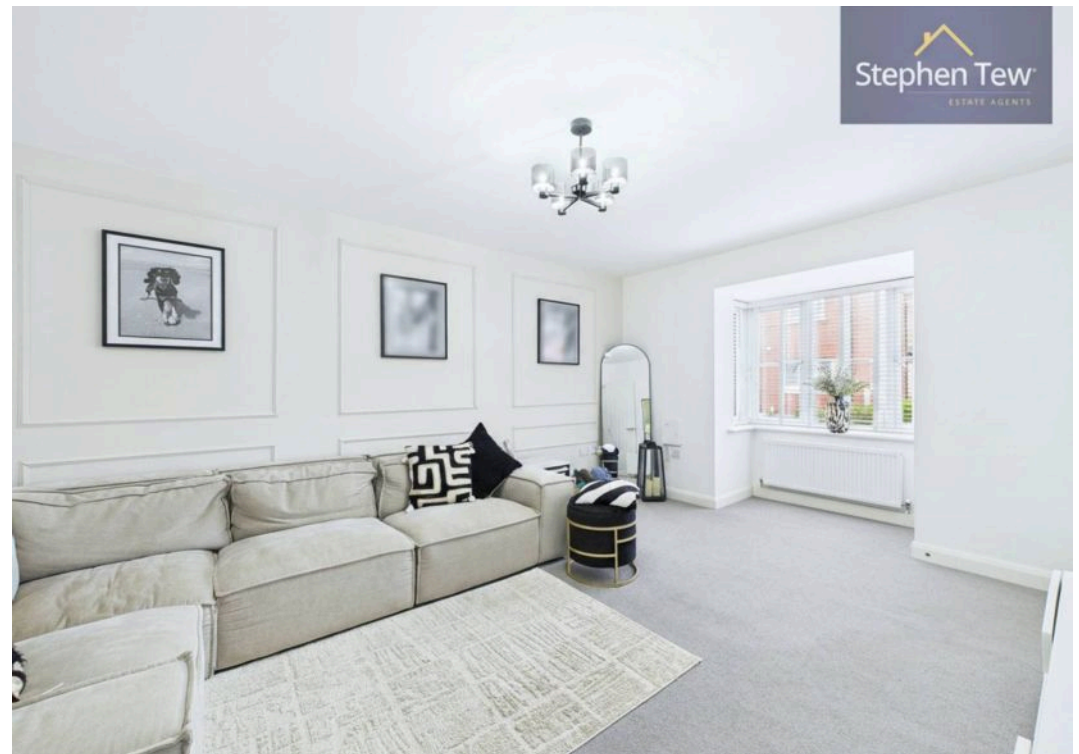
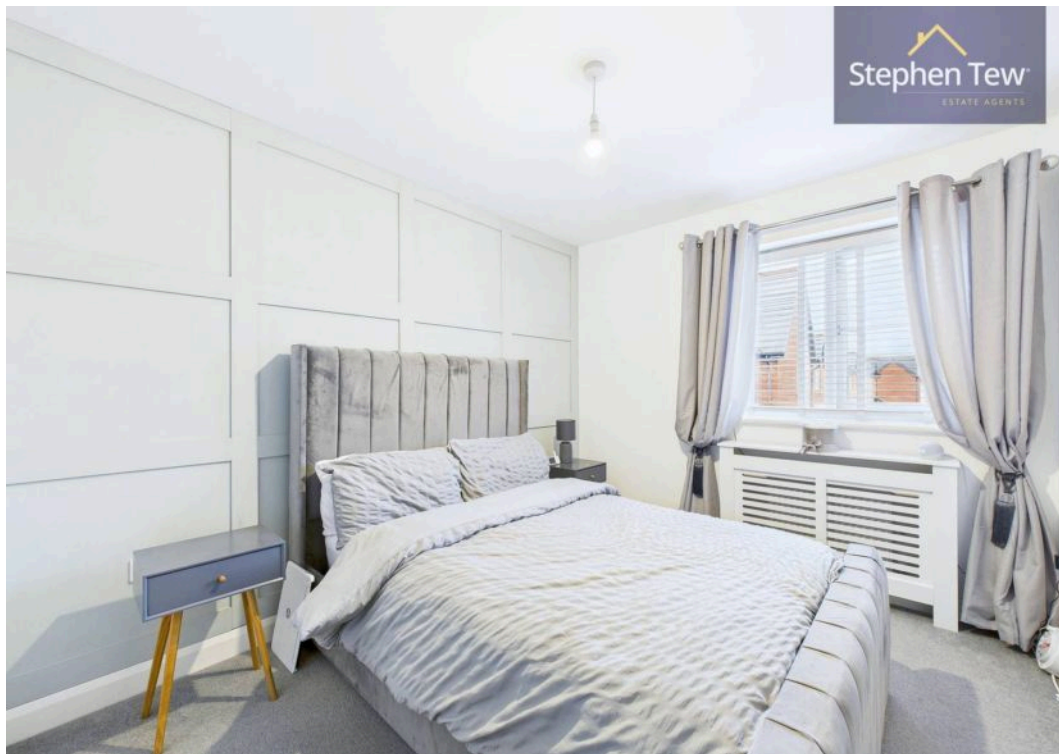
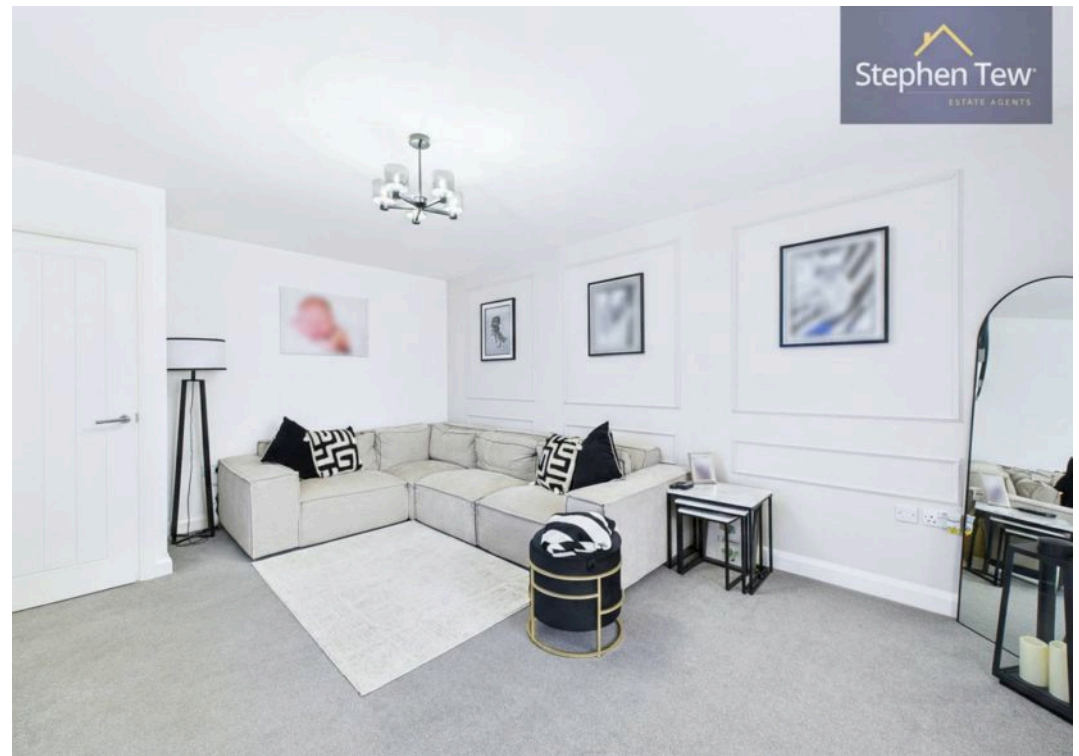
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### **Bedroom 3 / Office**

7' 5" x 6' 5" (2.26m x 1.96m)







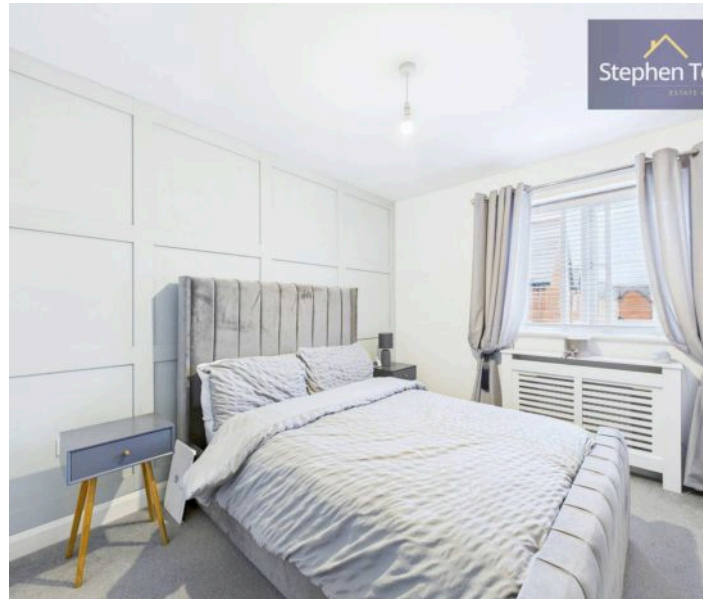
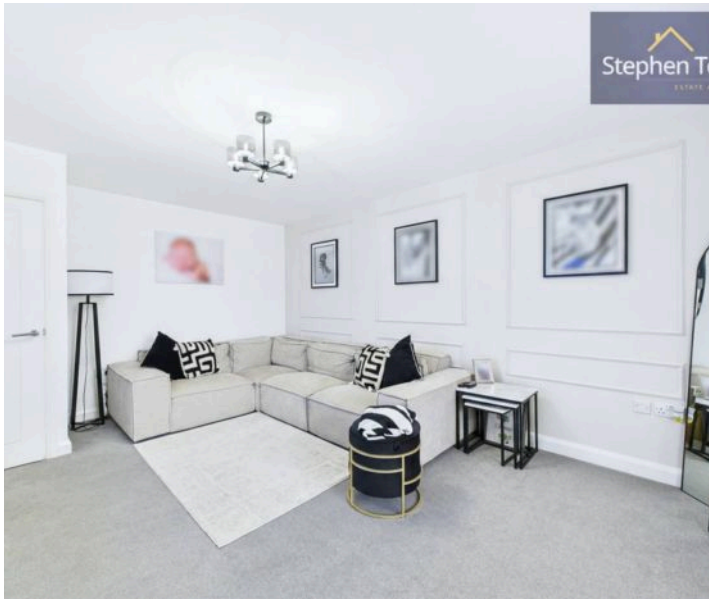




**GARDEN**

**DRIVEWAY**

1 Parking Space





Floor 1



Approximate total area<sup>(1)</sup>  
413 ft<sup>2</sup>  
38.4 m<sup>2</sup>

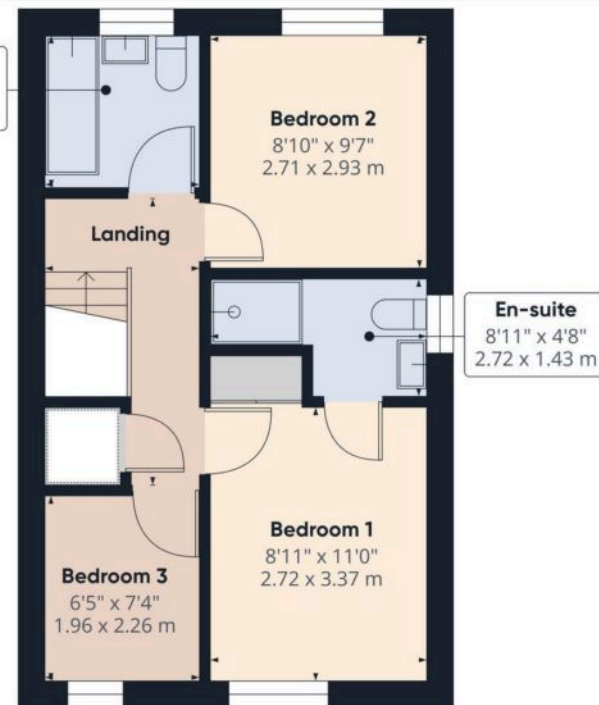
Reduced headroom  
3 ft<sup>2</sup>  
0.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft 1.5 m

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<sup>(1)</sup>  
354 ft<sup>2</sup>  
33 m<sup>2</sup>

(1) Excluding balconies and terraces

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