



20 Robinson Road, Blackpool

Blackpool

Offers Over £125,000



# 20 Robinson Road

Blackpool, Blackpool

Introducing this well-presented two bedroom detached house, ideally located within close proximity to Blackpool Promenade, local amenities, convenient transport links, and reputable schools. Upon entering, you are greeted by a welcoming entrance hallway that provides access to a versatile office or additional bedroom, as well as a practical downstairs WC and utility area. Stairs lead to the first floor landing, where you will find a modern family bathroom, a generously sized bedroom, and a bright lounge and dining room that offers ample space for relaxation and entertaining. The contemporary kitchen is thoughtfully designed for both functionality and style, providing plenty of storage and worktop space. A highlight of the property is the spacious, partially boarded loft space, offering excellent potential for storage or further development (subject to planning permission). Additional features include a car port and driveway, ensuring convenient off-road parking, and a desirable south west facing balcony, perfect for enjoying afternoon sun and outdoor dining. The property is offered with no onward chain, presenting an ideal opportunity for both first time buyers and those seeking a swift and straightforward purchase.

The car port and tarmacked driveway offer secure parking options, while the south west facing balcony creates an inviting spot for morning coffee or evening relaxation. The surrounding area is renowned for its vibrant community and excellent local amenities, with the iconic Blackpool Promenade just a short stroll away. Well-regarded schools are within easy reach, making this home particularly appealing for families. The property's outdoor areas are designed to be enjoyed with minimal upkeep, allowing you to make the most of the coastal lifestyle. Whether you are hosting friends for a barbeque on the balcony or simply soaking up the sun, the outside space complements the comfortable and flexible interior accommodation. This detached house combines a prime location with versatile living and outdoor areas, ensuring it stands out as a superb opportunity in the heart of Blackpool.

Council Tax band: A

Tenure: Leasehold

- 2 Bedroom Detached House in close proximity of Blackpool Promenade, local amenities, transport links and reputable schools







#### Entrance Hallway

13' 3" x 3' 6" (4.03m x 1.07m)

#### Office/Bedroom 2

12' 0" x 8' 2" (3.65m x 2.48m)

#### WC

6' 6" x 4' 9" (1.97m x 1.46m)

#### Garage/Car Port

18' 0" x 8' 8" (5.49m x 2.63m)

#### Landing

6' 7" x 14' 5" (2.01m x 4.39m)

#### Bathroom

6' 7" x 6' 11" (2.01m x 2.10m)

#### Bedroom

10' 10" x 9' 10" (3.30m x 3.00m)

#### Lounge/Dining Room

10' 10" x 20' 11" (3.31m x 6.38m)

#### Kitchen

6' 10" x 8' 11" (2.08m x 2.72m)







#### Entrance Hallway

13' 3" x 3' 6" (4.03m x 1.07m)

#### Office/Bedroom 2

12' 0" x 8' 2" (3.65m x 2.48m)

#### WC

6' 6" x 4' 9" (1.97m x 1.46m)

#### Garage/Car Port

18' 0" x 8' 8" (5.49m x 2.63m)

#### Landing

6' 7" x 14' 5" (2.01m x 4.39m)

#### Bathroom

6' 7" x 6' 11" (2.01m x 2.10m)

#### Bedroom

10' 10" x 9' 10" (3.30m x 3.00m)

#### Lounge/Dining Room

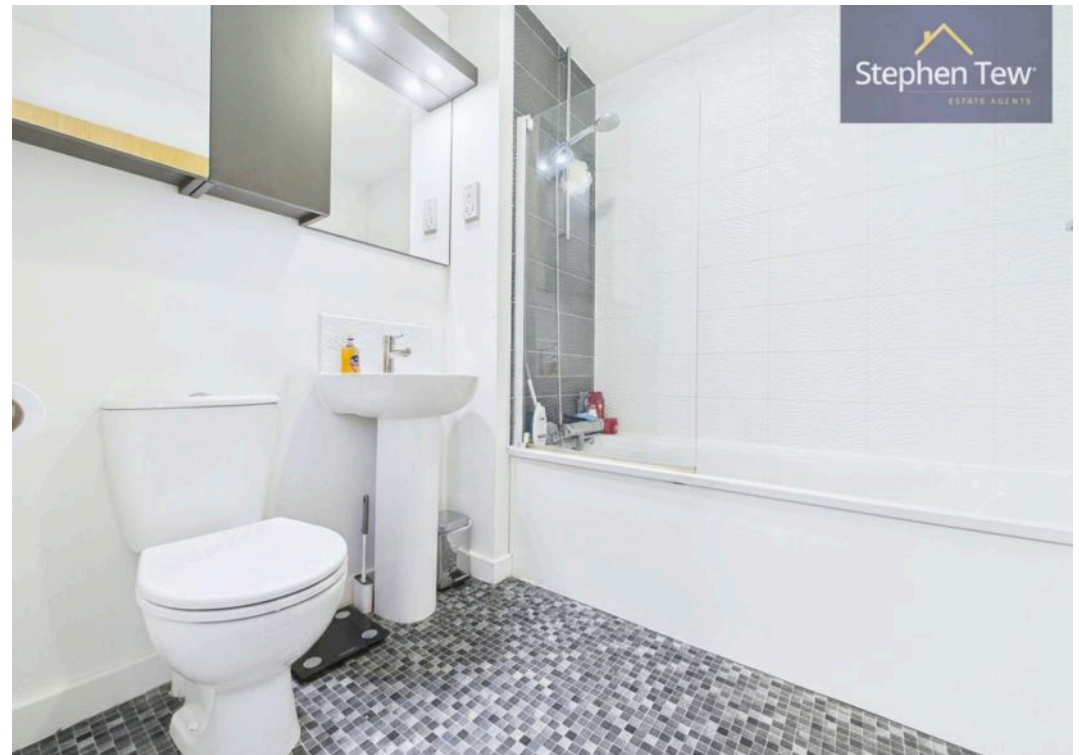
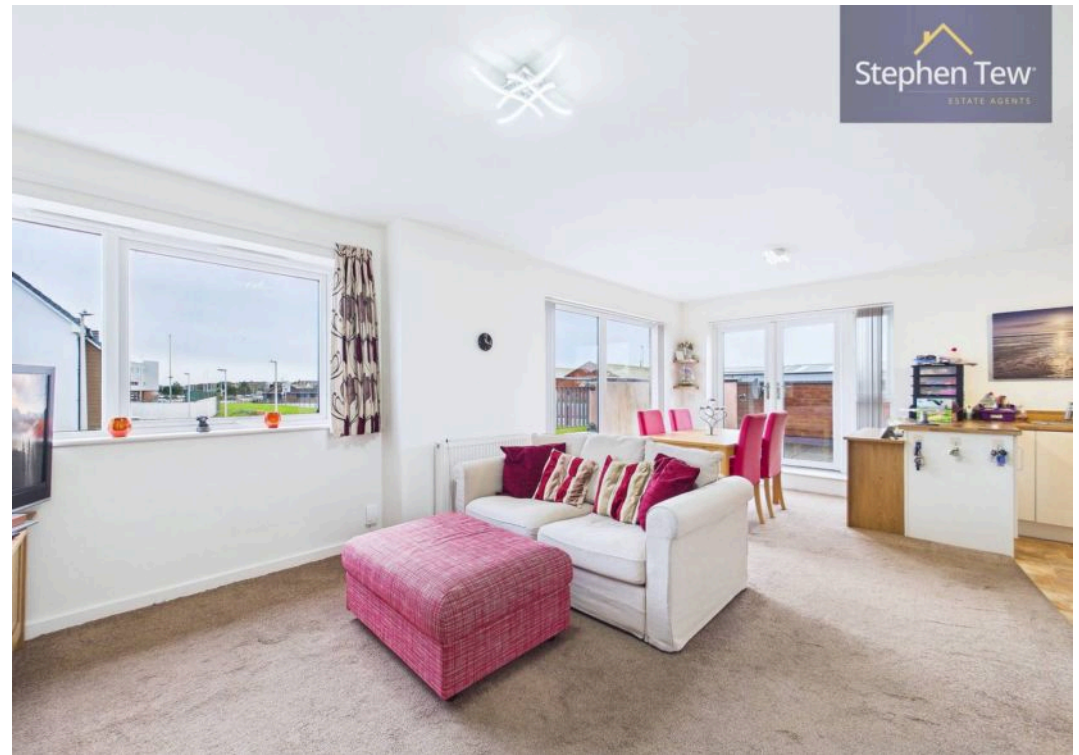
10' 10" x 20' 11" (3.31m x 6.38m)

#### Kitchen

6' 10" x 8' 11" (2.08m x 2.72m)











**BALCONY**

**CAR PORT**

1 Parking Space

**DRIVEWAY**

1 Parking Space









## Stephen Tew Estate Agents

Stephen Tew Estate Agents, 132 Highfield Road - FY4 2HH

01253 401111

[info@stephentew.co.uk](mailto:info@stephentew.co.uk)

[www.stephentew.co.uk](http://www.stephentew.co.uk)

