



58 CHERRY TREE RD
B66

58 Cherry Tree Road, Blackpool

Blackpool

Offers Over **£125,000**

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Blackpool, Blackpool

Welcome to this recently modernised two bedroom end of terrace house, perfectly positioned in a convenient location close to shops, schools, and transport links. Step inside through the welcoming entrance hall and you will find a bright and airy lounge, ideal for relaxing evenings at home. The fitted dining kitchen is both stylish and practical, offering plenty of space for entertaining or family meals. At the rear, there is a flexible room that could serve as a snug, utility, or rear porch, giving you that extra bit of versatility. Upstairs, there are two well-proportioned bedrooms, both finished to a very good standard, along with a modern bathroom featuring contemporary fittings. The property benefits from gas central heating and uPVC double glazing throughout, ensuring comfort all year round. For added convenience, there is off road parking to the front, making coming home after a long day that little bit easier.

Step outside to discover an enclosed north facing rear garden, designed for easy maintenance and privacy. The terrace area is perfect for outdoor dining or enjoying a morning coffee. At the rear of the garden, you will find a purpose built outhouse with a WC (ideal for use as a workshop, studio, or simply extra storage space). The garden is fully enclosed, making it safe and secure. The front of the property offers off road parking, with a neat driveway and low maintenance borders. Whether you are hosting friends for a summer barbeque or just unwinding in the fresh air, this outside space is sure to impress. This property is a fantastic opportunity for first time buyers, young families, or anyone looking for a move-in ready home with great outdoor potential.

Council Tax band: A

Tenure: Freehold

- Recently modernised End Terrace House in convenient location
- Entrance Hall, Lounge, Fitted Dining Kitchen, Snug/Utility/Rear Porch
- 2 Bedrooms, Modern Bathroom
- Gas Central Heating, uPVC Double Glazing
- Off Road Parking to front, Enclosed North Facing Rear Garden with Terrace and Purpose Built Outhouse with WC





Entrance Hallway
6' 3" x 3' 6" (1.90m x 1.06m)

Lounge
13' 7" x 11' 1" (4.15m x 3.39m)

Dining Kitchen
10' 0" x 13' 5" (3.05m x 4.10m)

Snug
8' 7" x 5' 2" (2.62m x 1.57m)

Outhouse/Gym
10' 3" x 14' 11" (3.13m x 4.54m)

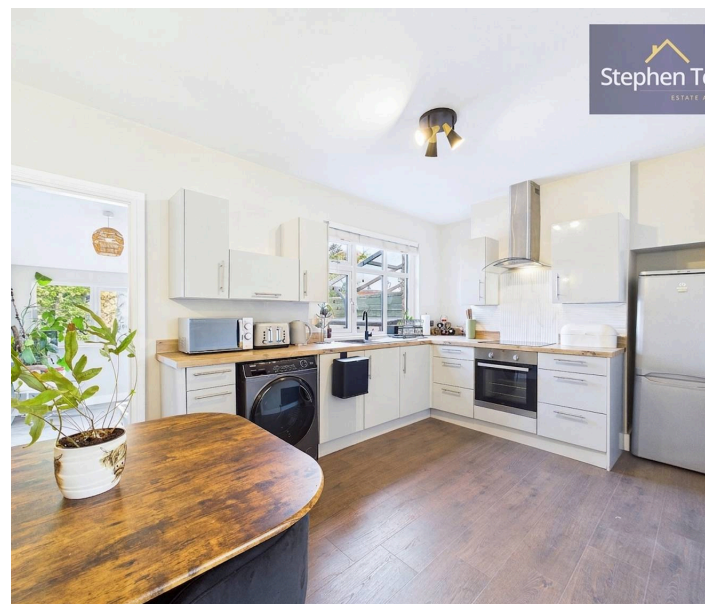
WC
3' 6" x 3' 0" (1.06m x 0.91m)

Landing
3' 6" x 3' 6" (1.07m x 1.07m)

Bedroom 1
11' 1" x 15' 6" (3.38m x 4.73m)

Bedroom 2
10' 5" x 8' 9" (3.17m x 2.67m)

Bathroom
6' 6" x 5' 11" (1.97m x 1.81m)





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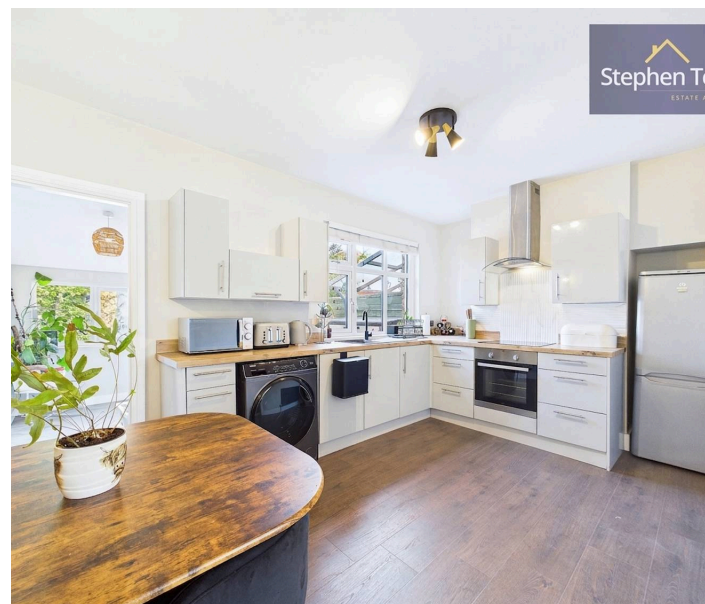
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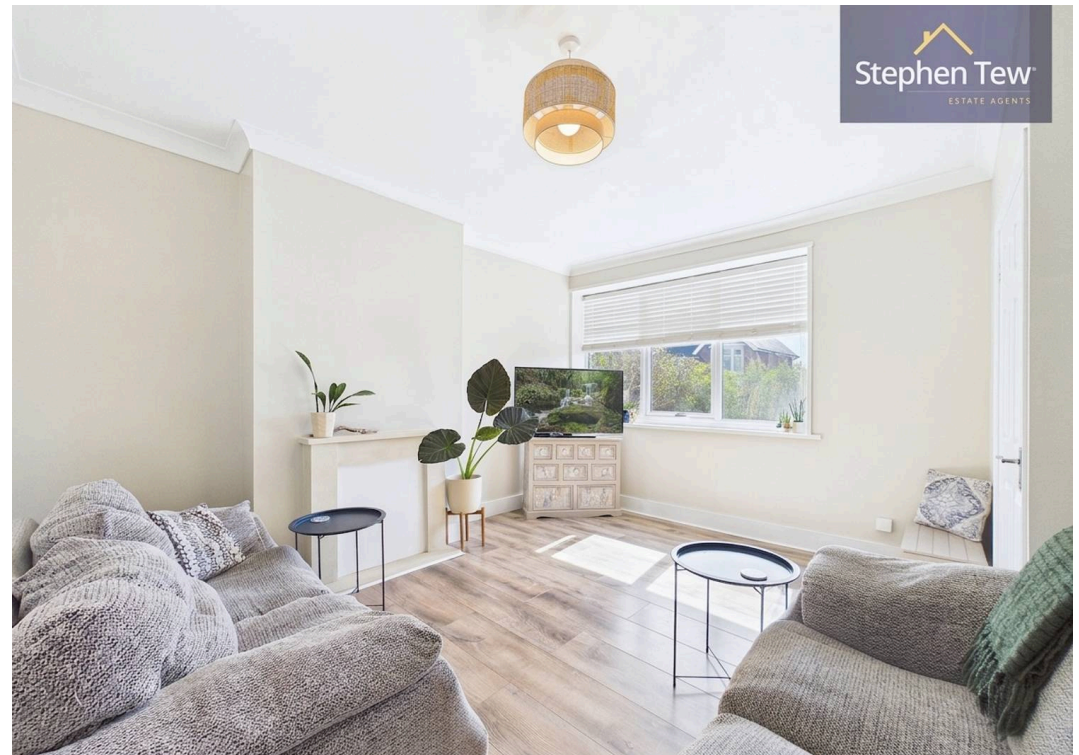
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REAR GARDEN

OFF STREET

2 Parking Spaces





Floor 1



Floor 2



Approximate total area⁽¹⁾

873 ft²
81.1 m²

Balconies and terraces

286 ft²
26.6 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 1



Approximate total area⁽¹⁾

555 ft²
51.6 m²

Balconies and terraces

286 ft²
26.6 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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