



  
**Stephen Tew**  
ESTATE AGENTS  
**FOR SALE**  
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**9 Cambay Road, Blackpool**  
Blackpool

Offers Over **£170,000**

# 9 Cambray Road

Blackpool, Blackpool

This beautifully presented three bedroom semi detached house offers an excellent opportunity for families and professionals alike, situated in a highly desirable location just a short distance from Blackpool Promenade. The property welcomes you with an entrance vestibule leading to a spacious hallway, setting the tone for the rest of the home. The lounge is bright and inviting, while the open-plan dining kitchen and living area provide a fantastic space for entertaining or relaxing with family. The contemporary kitchen, renovated in 2021, features integrated appliances including a dishwasher, fridge, freezer, and electric oven, ensuring both style and practicality. A separate utility room adds further convenience. Upstairs, you will find three well-proportioned bedrooms and a modern family bathroom, also renovated in 2021, offering comfort and functionality. The property benefits from a boarded loft, providing valuable additional storage space. This home is offered on a freehold basis, giving peace of mind to prospective buyers.

Externally, the property boasts a generous north west facing rear garden, ideal for enjoying afternoon and evening sunshine. The garden provides ample space for outdoor dining, entertaining guests, or simply relaxing in a private and peaceful setting. The layout of the outdoor space ensures both privacy and security, making it perfect for those who appreciate spending time outside. The property's location provides easy access to local amenities, schools, and transport links, as well as the attractions of Blackpool's iconic seafront. This is a rare opportunity to acquire a stylish and comfortable family home with excellent outdoor space in a sought-after area. Early viewing is highly recommended. Council Tax band: C

Tenure: Freehold

- Beautifully presented Semi Detached House in a desirable location in close proximity to Blackpool Promenade
- Entrance Vestibule, Hallway, Lounge, Dining Kitchen/Living Area, Utility Room
- Landing, Three Bedrooms, Family Bathroom
- North West Facing Rear Garden
- Kitchen and Bathroom Renovated in 2021
- Boarded Loft
- Kitchen has Integrated Appliances such as Dishwasher, Fridge, Freezer, Electric





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**Entrance Vestibule**  
2' 3" x 6' 4" (0.69m x 1.93m)

**Hallway**  
13' 1" x 6' 3" (3.98m x 1.91m)

**Lounge**  
13' 9" x 11' 1" (4.20m x 3.39m)

**Dining Kitchen/Living Area**  
13' 11" x 18' 1" (4.25m x 5.51m)

**Utility Room**  
10' 4" x 7' 3" (3.16m x 2.20m)

**Landing**  
7' 4" x 3' 8" (2.24m x 1.11m)

**Bedroom 1**  
13' 8" x 9' 3" (4.17m x 2.81m)

**Bedroom 2**  
16' 1" x 10' 4" (4.90m x 3.14m)

**Bedroom 3**  
8' 8" x 6' 5" (2.64m x 1.96m)

**Bathroom**  
9' 2" x 7' 1" (2.80m x 2.17m)



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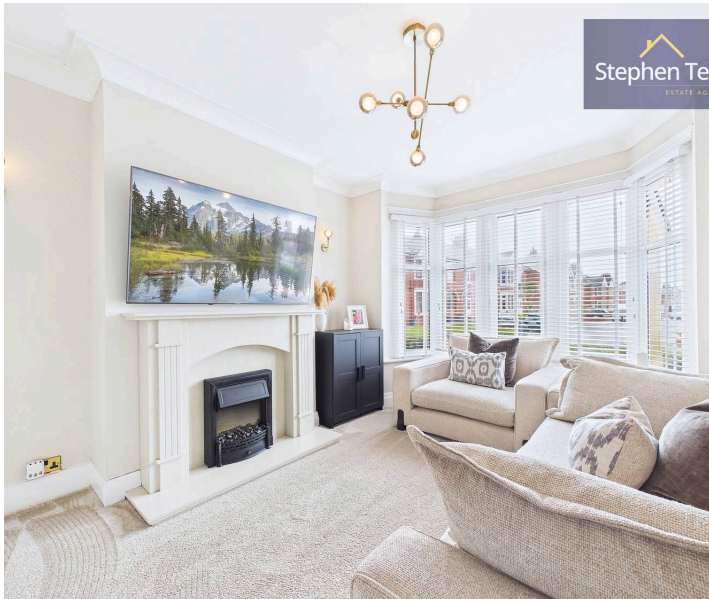
**Landing**  
7' 4" x 3' 8" (2.24m x 1.11m)

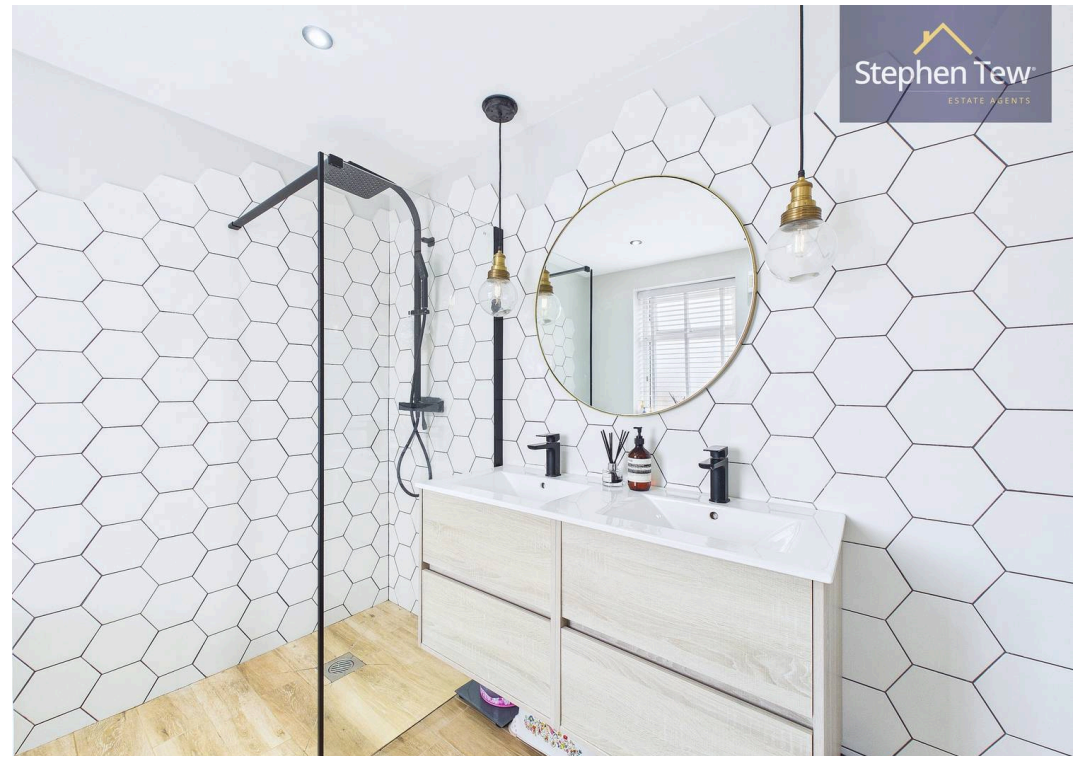
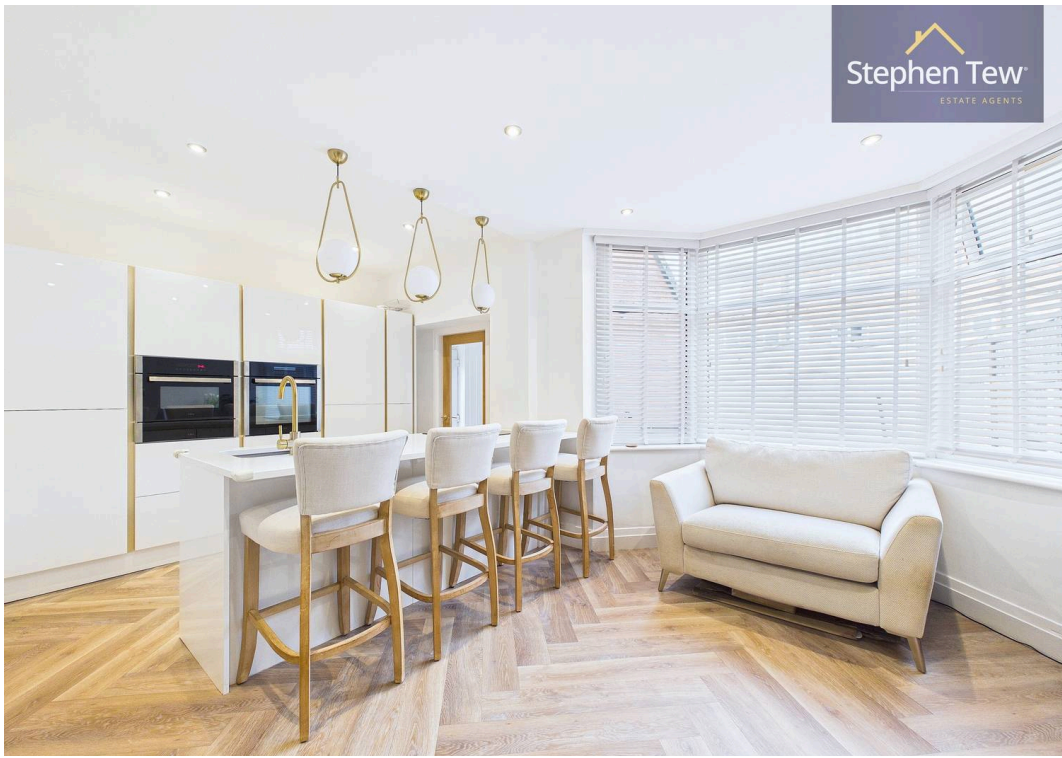
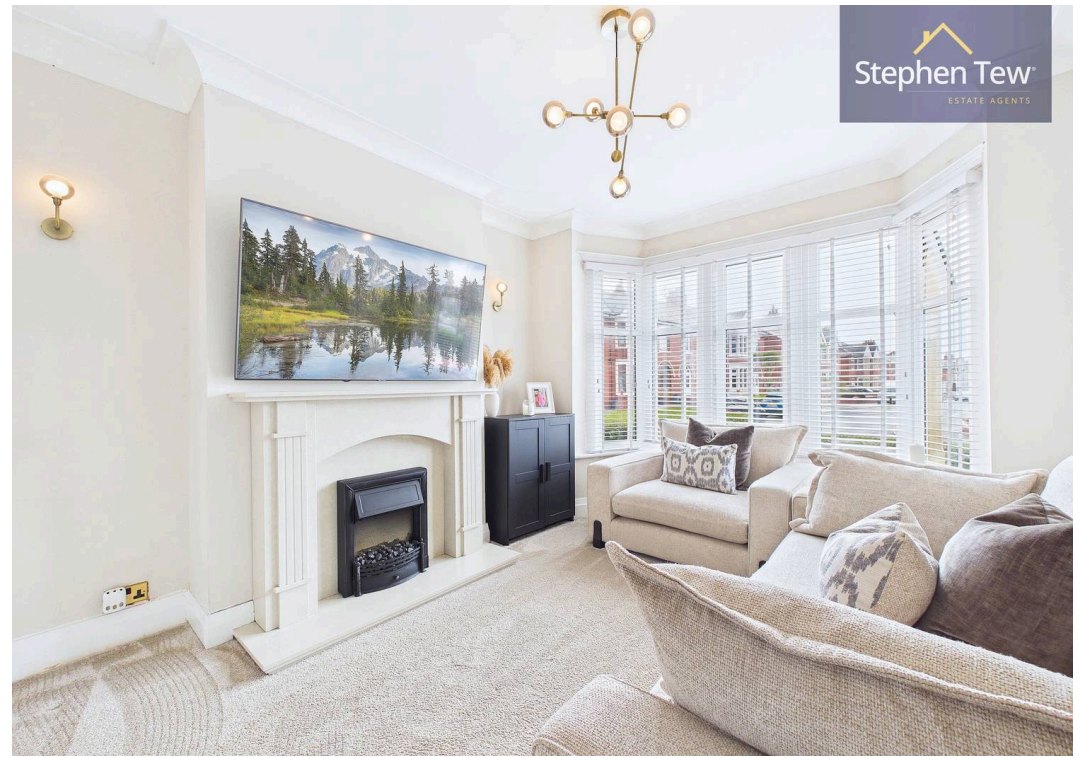
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REAR GARDEN

ON STREET

1 Parking Space



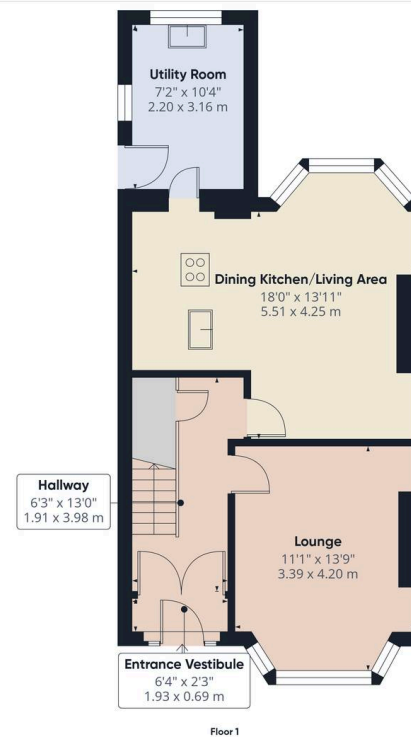
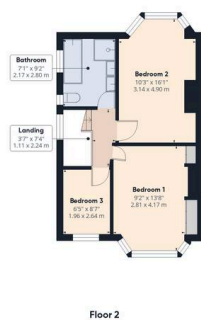


Approximate total area<sup>(1)</sup>  
990 ft<sup>2</sup>  
92 m<sup>2</sup>

(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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Approximate total area<sup>(1)</sup>  
549 ft<sup>2</sup>  
51.1 m<sup>2</sup>

(1) Excluding balconies and terraces

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## Stephen Tew Estate Agents

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