



18 Melrose Gardens, Blackpool

Blackpool

Offers Over **£190,000**

18 Melrose Gardens

Blackpool, Blackpool

This beautifully presented double fronted corner semi detached house, built by Lancet Homes in approximately 2019, offers an exceptional opportunity to acquire a modern and spacious family home in a sought-after cul-de-sac just off Preston New Road. The property welcomes you with a bright entrance hall leading to a useful separate WC, which incorporates handy understairs storage. The generous lounge features a set of French doors that provide an attractive outlook over the garden, creating a light and inviting living space. A contemporary fitted dining kitchen is thoughtfully designed with a range of built-in appliances, making it ideal for both every-day family meals and entertaining guests. Upstairs, there are three well-proportioned bedrooms, including a principal bedroom with a stylish en-suite shower room, complemented by a modern family bathroom serving the remaining bedrooms. The property benefits from gas central heating and uPVC double glazing throughout, ensuring comfort and efficiency all year round. Practical features include off road parking for added convenience. The enclosed west facing garden is designed for low maintenance, featuring a patio area and artificial lawn (perfect for relaxing or alfresco dining). Situated in a popular residential location, this home is ideally positioned for easy access to local amenities, schools, and transport links, making it a perfect choice for families and professionals alike. Early viewing is highly recommended to fully appreciate the quality and space this impressive home has to offer.

Council Tax band: C

Tenure: Freehold

- Double Fronted Corner Semi Detached House built by Lancet Homes in circa 2019
- Entrance Hall, Separate WC with understairs storage, Lounge with French door overlooking garden
- Fitted Dining Kitchen with built-in appliances
- 3 Bedrooms, 1 En-Suite plus Family Bathroom
- Gas Central Heating, uPVC Double Glazing
- Off Road Parking, Enclosed West Facing Garden with patio area and artificial lawn
- Situated in a cul-de-sac in a popular residential location just off Preston New Road





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Hallway
10' 6" x 3' 2" (3.20m x 0.96m)

WC

Lounge
15' 10" x 10' 6" (4.82m x 3.21m)

Dining Kitchen
15' 9" x 8' 10" (4.81m x 2.70m)

Landing
6' 0" x 4' 6" (1.84m x 1.37m)

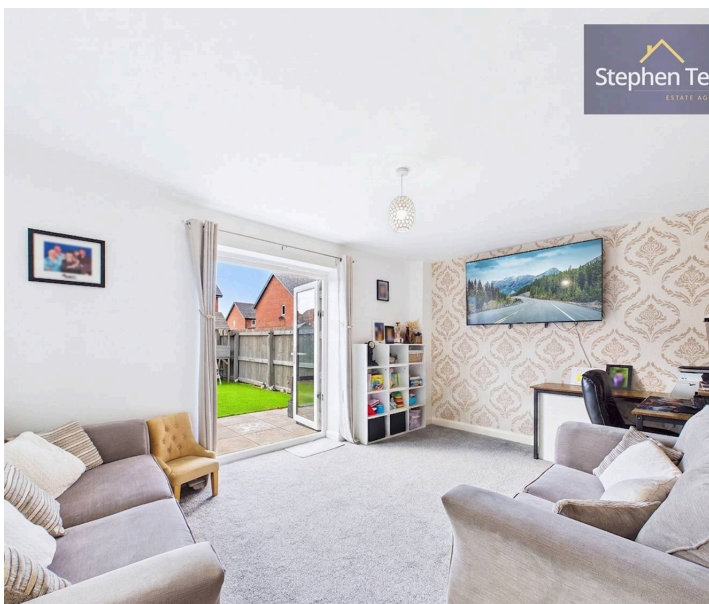
Bedroom 1
12' 6" x 10' 7" (3.80m x 3.22m)

En-Suite
10' 6" x 2' 11" (3.19m x 0.90m)

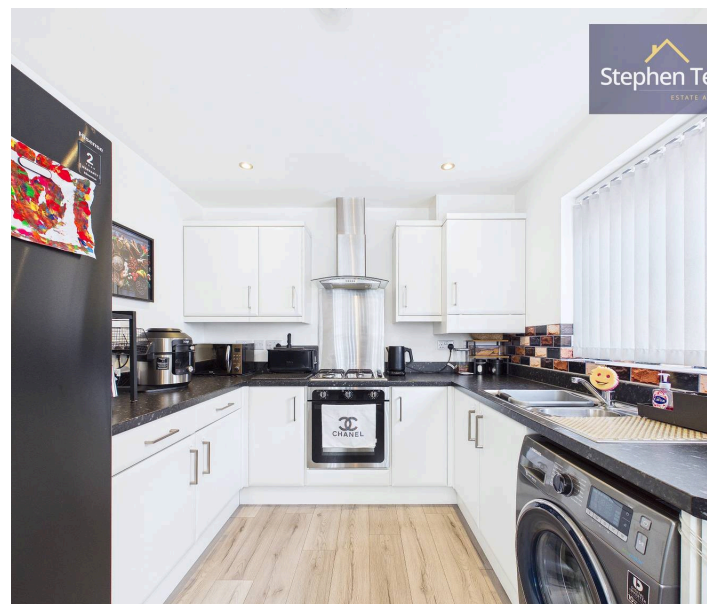
Bedroom 2
8' 10" x 8' 8" (2.68m x 2.65m)

Bedroom 3
11' 1" x 6' 10" (3.37m x 2.09m)

Bathroom
6' 0" x 5' 9" (1.84m x 1.75m)



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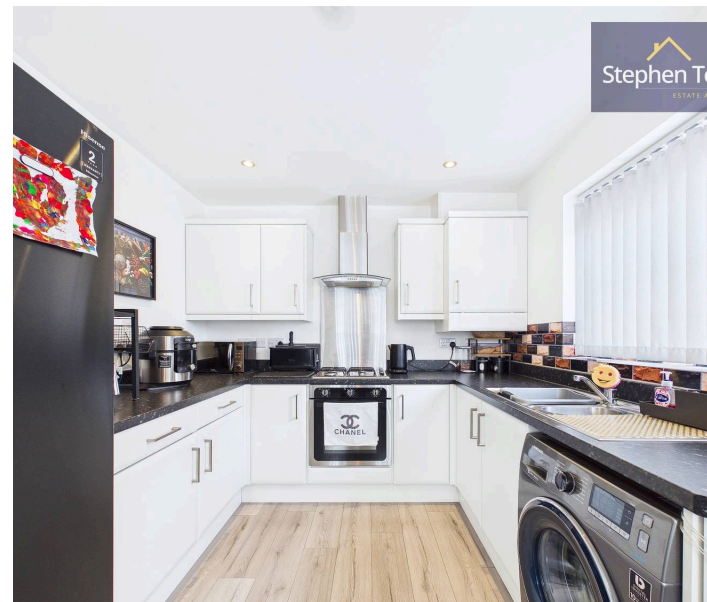
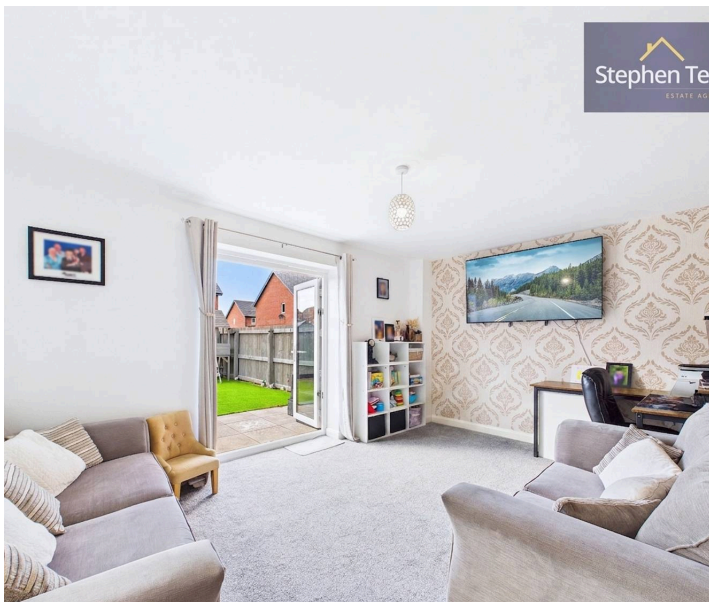
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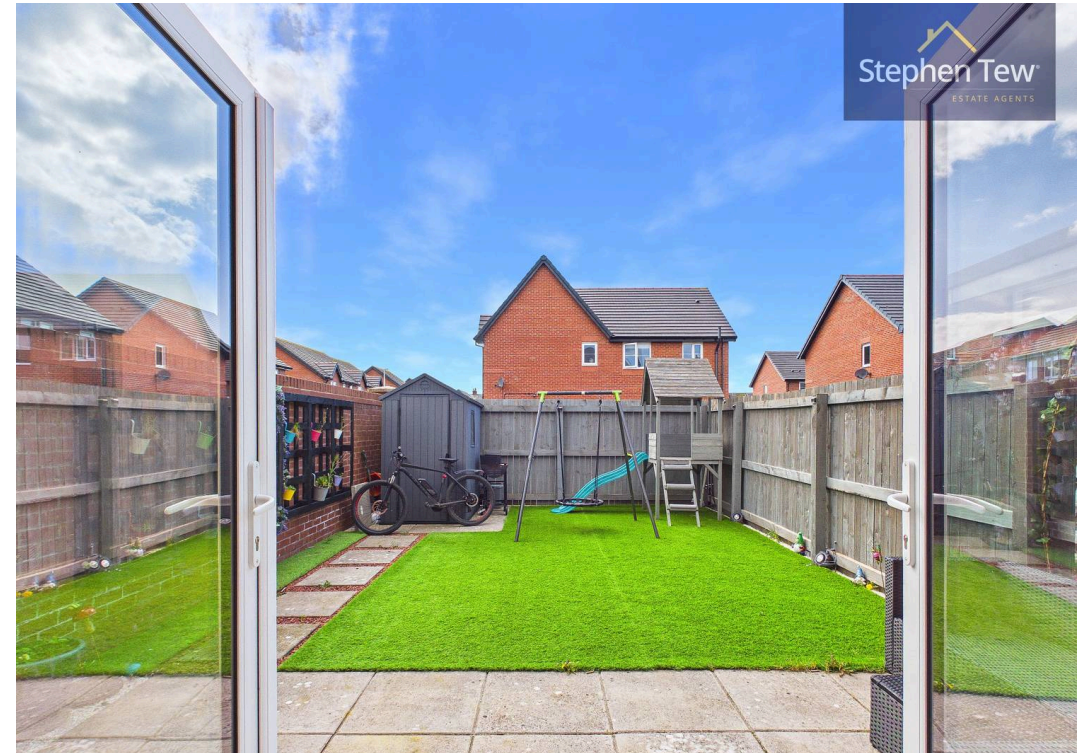
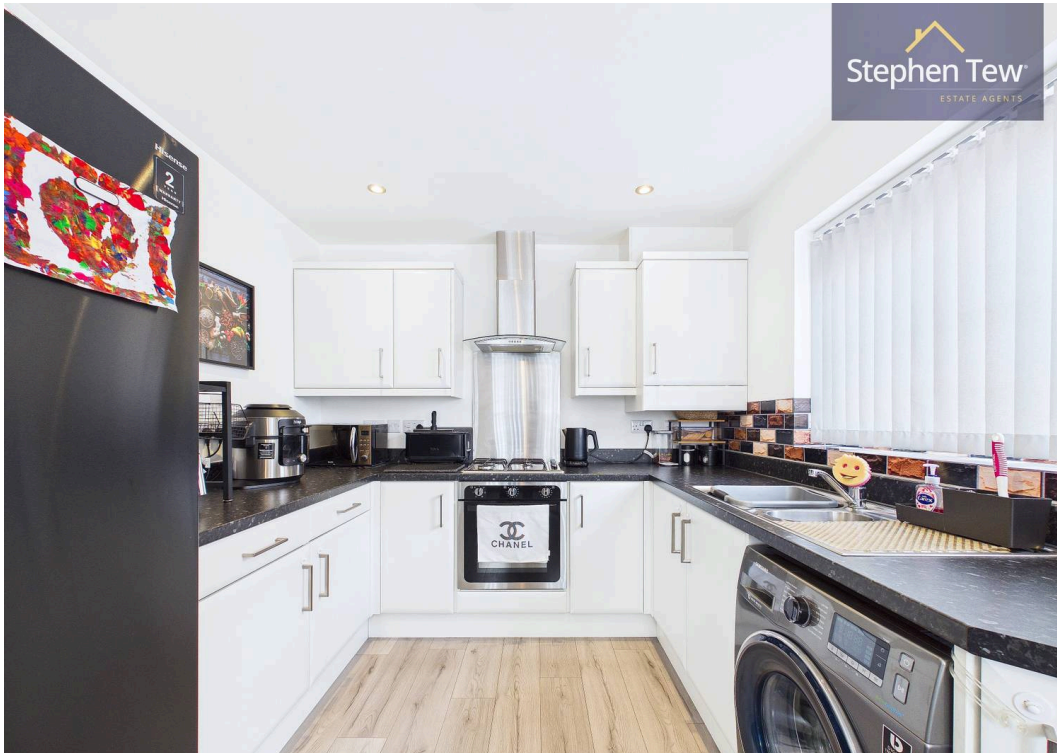
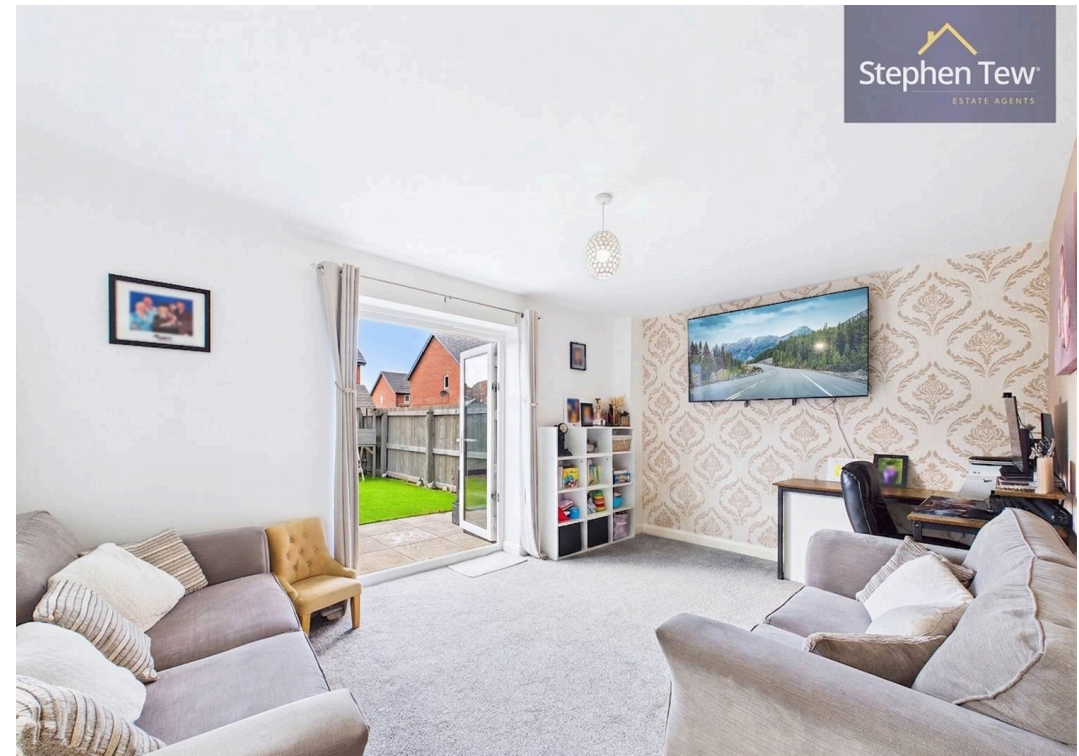
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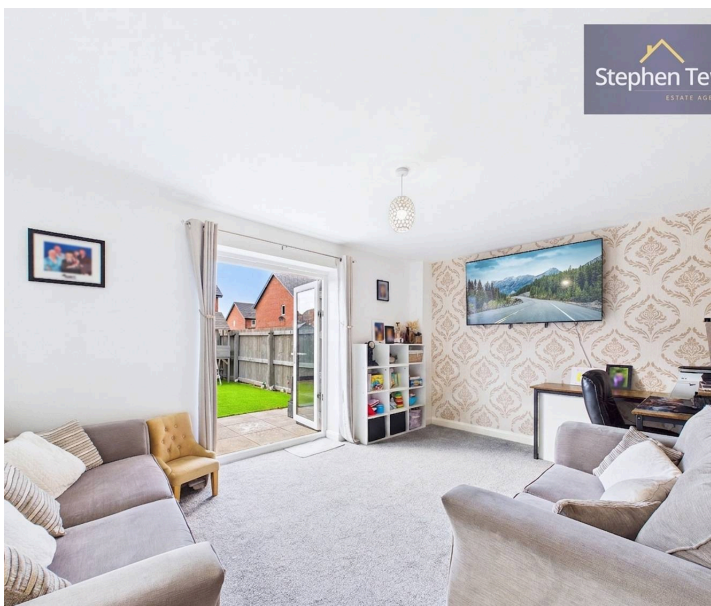
FRONT GARDEN

Open plan front and side garden area.

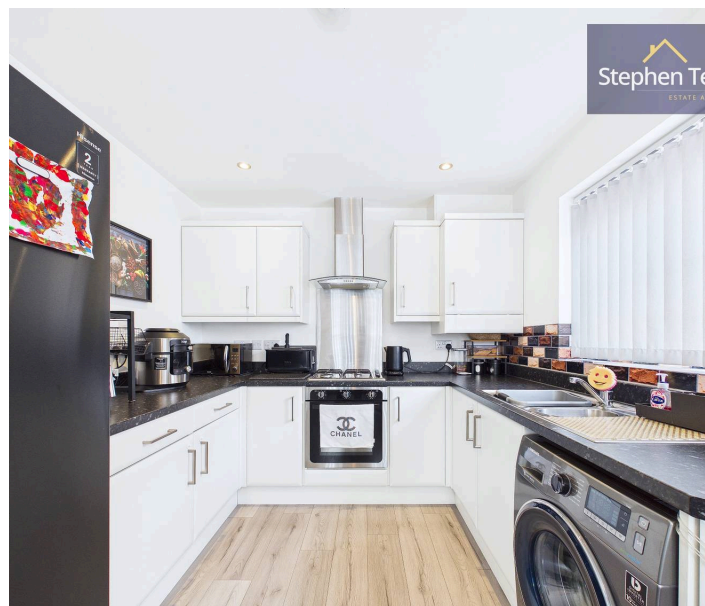
REAR GARDEN

OFF STREET

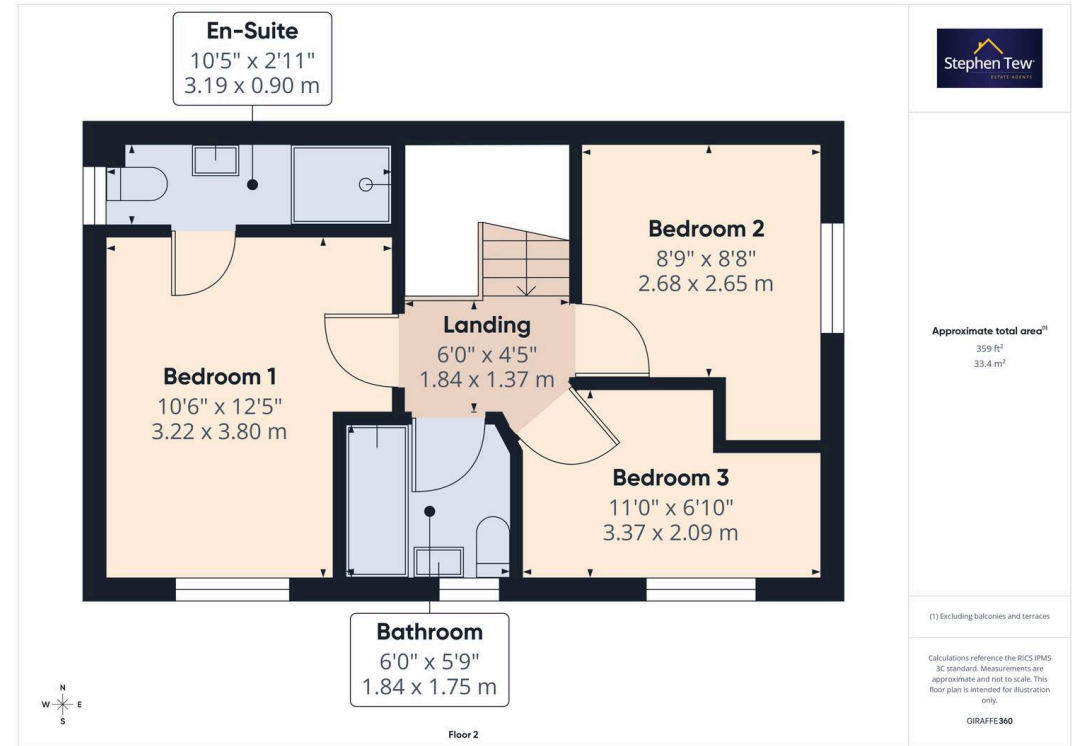
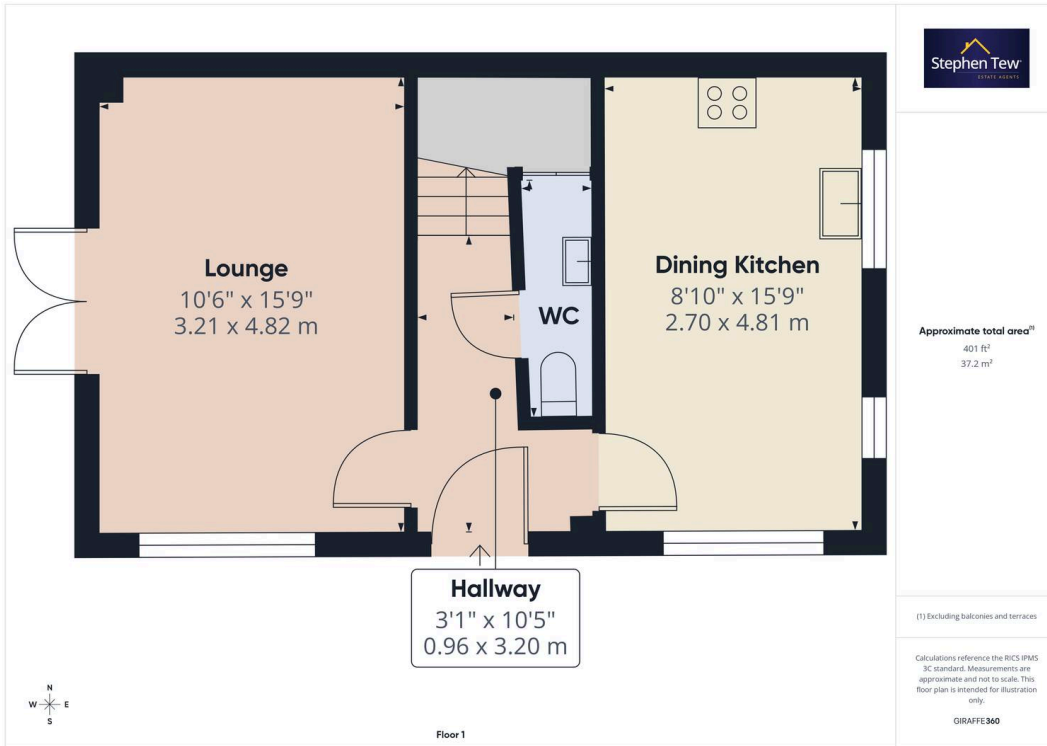
1 Parking Space



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