



40 Eccleston Road, Blackpool

Blackpool

Offers Over **£110,000**

40 Eccleston Road

Blackpool, Blackpool

This beautifully presented four-bedroom mid-terraced house offers a superb opportunity for families and professionals seeking a spacious and stylish home in a desirable residential location. Upon entering, you are welcomed by an inviting entrance vestibule that leads into a generous hallway, setting the tone for the property's modern yet homely feel. The lounge is bright and tastefully decorated, providing a comfortable space for relaxation, while the separate living and dining room offers versatility for both every-day living and entertaining guests. The kitchen is well-appointed with contemporary units and ample workspace, making it ideal for both casual meals and more elaborate cooking. A convenient downstairs bathroom completes the ground floor accommodation, ensuring practicality for busy households. Upstairs, the landing gives access to four well-proportioned bedrooms. The partially boarded loft space provides valuable additional storage or the potential for further development (subject to the necessary consents), making this home adaptable to changing needs. The property benefits from on-street parking, ensuring convenience for residents and visitors alike. Throughout, recent redecoration enhances the sense of freshness and light, with quality finishes and thoughtful touches evident in every room. This mid-terraced house successfully combines classic character with modern updates, resulting in a home that is ready to move into and enjoy immediately. With its spacious layout, flexible living spaces, and sought-after location, this property presents an excellent opportunity for those looking to secure a family home with style and substance. Early viewing is highly recommended to appreciate the full appeal and potential of this impressive residence.

Council Tax band: A

Tenure: Freehold

- Beautifully Presented Mid-Terraced House in a desirable residential location
- Entrance Vestibule, Hallway, Lounge, Living/Dining Room, Kitchen, Downstairs Bathroom
- Landing, 4 Bedrooms
- Fully Boarded Loft space up to the eaves with a pulldown ladder and wide access hatch with lighting.
- Private and Enclosed West Facing Rear Garden
- On Street Parking





Entrance Vestibule

3' 8" x 3' 7" (1.12m x 1.08m)

Natural Light from window over door with a switch to the outside light over the entrance.

Hallway

11' 9" x 3' 6" (3.58m x 1.06m)

Natural Light from the window over the vestibule door

Lounge

15' 11" x 11' 6" (4.84m x 3.51m)

Living/Dining Room

11' 2" x 15' 9" (3.41m x 4.79m)

Kitchen

8' 0" x 10' 3" (2.44m x 3.12m)

Hallway

6' 6" x 2' 10" (1.98m x 0.87m)

Bathroom

6' 10" x 7' 1" (2.08m x 2.16m)

Landing

5' 0" x 15' 6" (1.52m x 4.73m)

Positive Input Ventilation Unit fitted in the landing ceiling which continually supplies filtered air into the house.

Bedroom 1

11' 2" x 9' 5" (3.40m x 2.86m)

Bedroom 2

10' 6" x 9' 3" (3.21m x 2.82m)

Bedroom 3

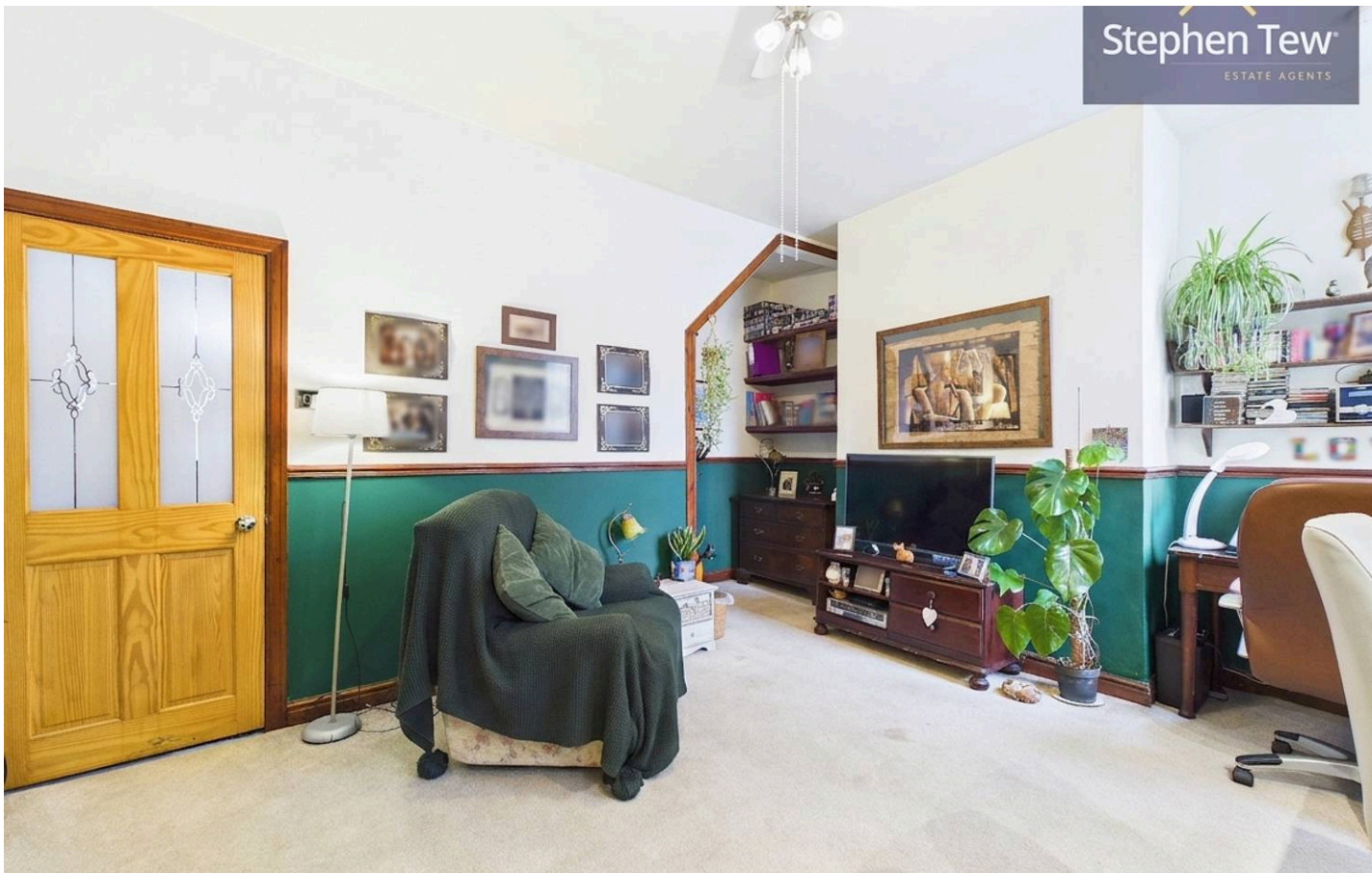
11' 1" x 6' 0" (3.38m x 1.84m)

Boiler and Airing Cupboard housed in Bedroom 3

Bedroom 4

10' 5" x 6' 0" (3.18m x 1.83m)





Entrance Vestibule

3' 8" x 3' 7" (1.12m x 1.08m)

Natural Light from window over door with a switch to the outside light over the entrance.

Hallway

11' 9" x 3' 6" (3.58m x 1.06m)

Natural Light from the window over the vestibule door

Lounge

15' 11" x 11' 6" (4.84m x 3.51m)

Living/Dining Room

11' 2" x 15' 9" (3.41m x 4.79m)

Kitchen

8' 0" x 10' 3" (2.44m x 3.12m)

Hallway

6' 6" x 2' 10" (1.98m x 0.87m)

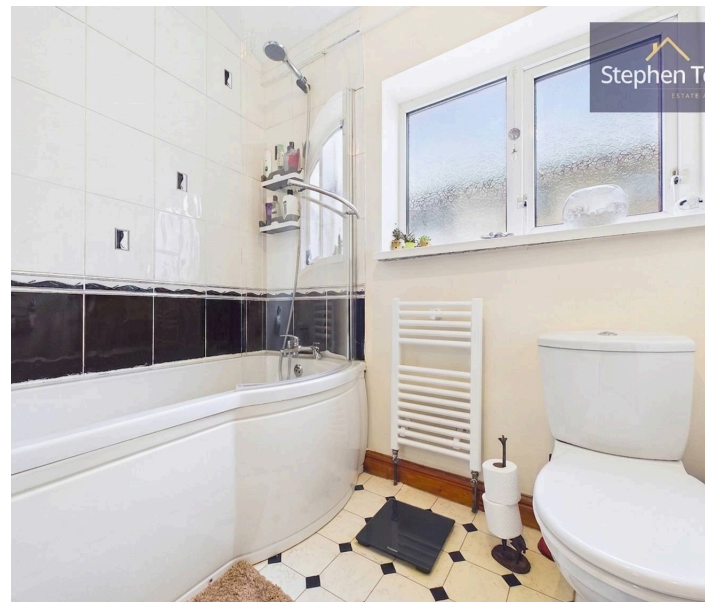
Bathroom

6' 10" x 7' 1" (2.08m x 2.16m)

Landing

5' 0" x 15' 6" (1.52m x 4.73m)

Positive Input Ventilation Unit fitted in the landing ceiling which continually supplies filtered air into the house.



Bedroom 1

11' 2" x 9' 5" (3.40m x 2.86m)

Bedroom 2

10' 6" x 9' 3" (3.21m x 2.82m)

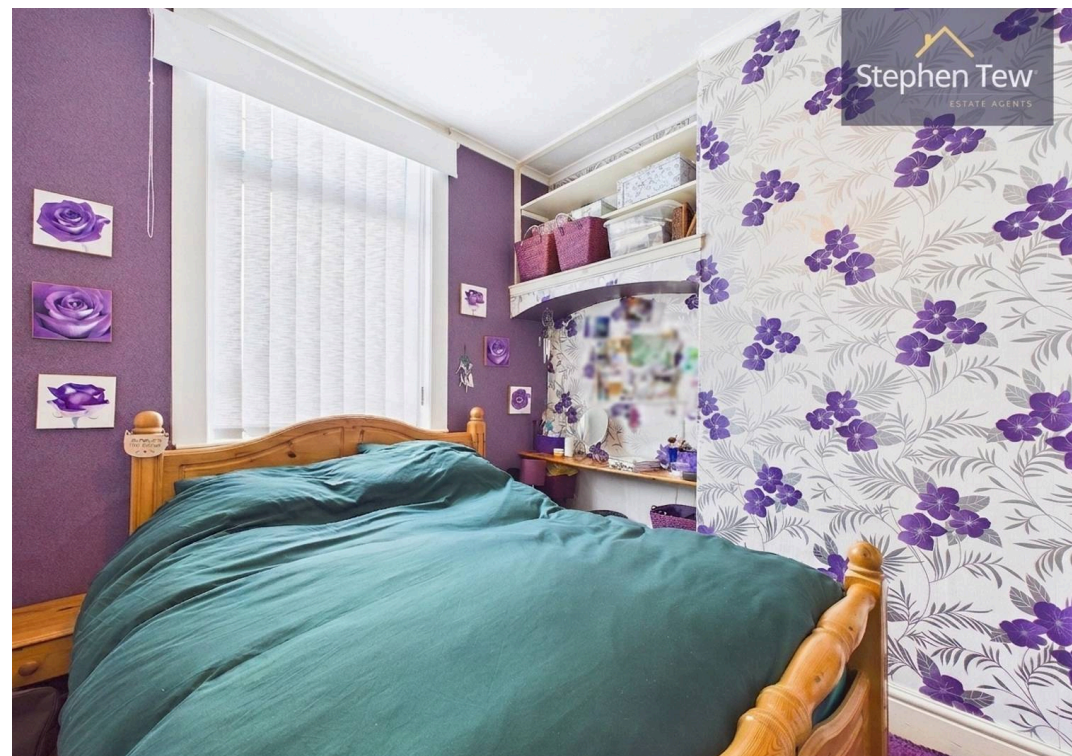
Bedroom 3

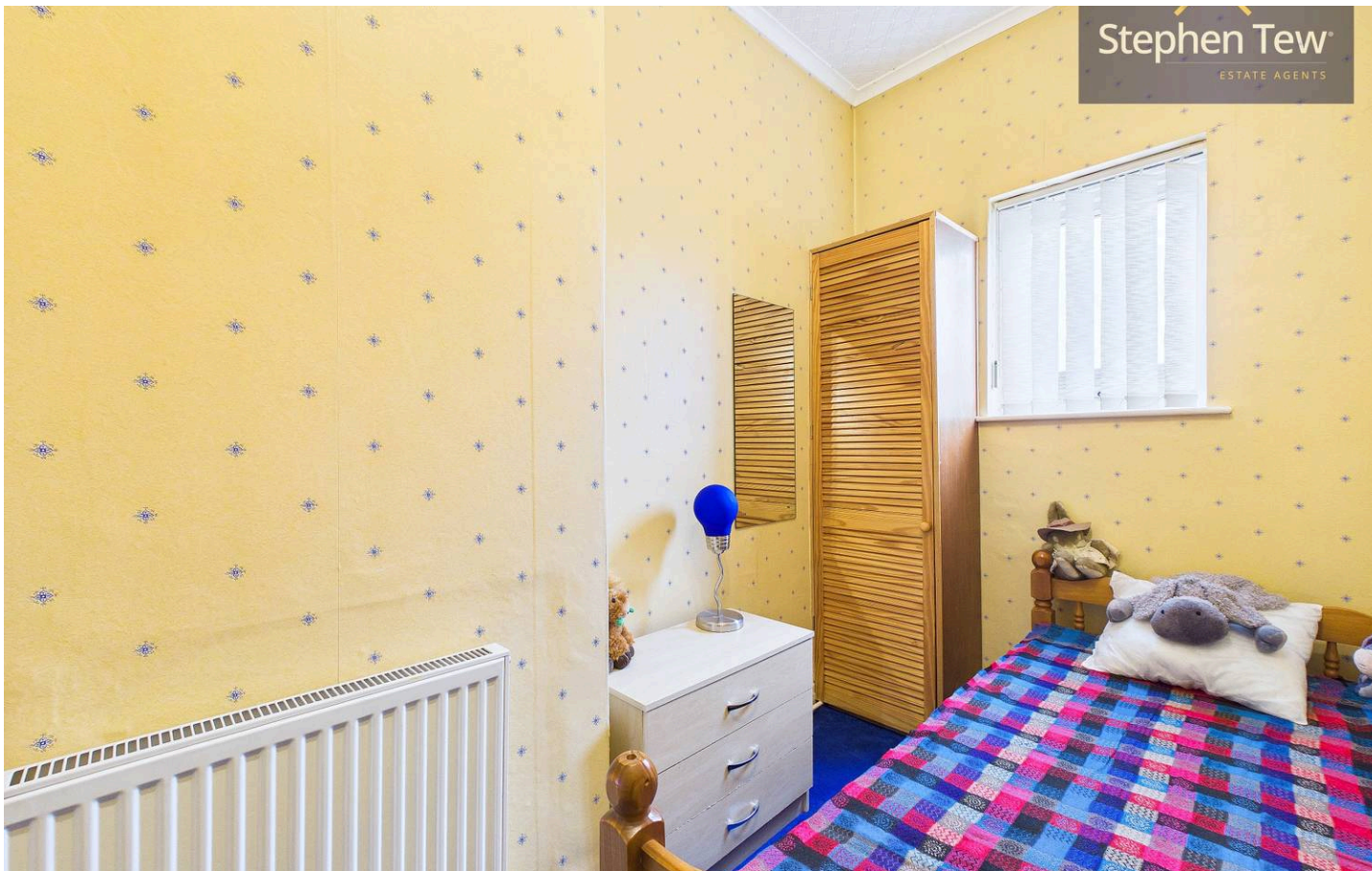
11' 1" x 6' 0" (3.38m x 1.84m)

Boiler and Airing Cupboard housed in Bedroom 3

Bedroom 4

10' 5" x 6' 0" (3.18m x 1.83m)





REAR GARDEN

ON STREET

1 Parking Space







Stephen Tew Estate Agents

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

01253 401111

info@stephentew.co.uk

www.stephentew.co.uk

