



**209 Talbot Road, Blackpool**

Blackpool

Offers Over **£150,000**

# 209 Talbot Road

Blackpool, Blackpool

This recently renovated three bedroom semi detached house offers a perfect blend of modern living and classic comfort, presented to a high standard throughout. The property opens with a welcoming entrance vestibule and hallway, leading to a bright lounge that features a stylish log burner, ideal for cosy evenings. The ground floor also benefits from a convenient downstairs WC and a spacious fitted dining kitchen, complete with integrated appliances and ample space for family dining. Upstairs, the landing provides access to three well-proportioned bedrooms and a contemporary family bathroom. The loft is partially boarded and accessed via a pulldown ladder, offering excellent additional storage potential. The home is equipped with gas central heating and uPVC double glazing, ensuring warmth and energy efficiency throughout the seasons. Off street parking is provided by a private driveway, adding to the property's practical appeal.

Stepping outside, this property boasts an extensive north west facing rear garden, perfect for those who enjoy outdoor living and entertaining. The generous lawn provides plenty of space for children to play or for keen gardeners to create their own oasis. There is ample room for garden furniture, making it an ideal spot for summer barbeques or relaxing in the evening sun. Mature borders and fencing offer both privacy and a sense of seclusion, while the size of the garden presents further potential for landscaping or future extensions (subject to the necessary permissions). The front of the property is neatly landscaped, with a driveway providing off street parking and a path leading to the main entrance. Combining a high standard of interior finish with exceptional outside space, this property is perfectly suited to families, professionals or anyone seeking a move-in ready home with fantastic garden space. Early viewing is highly recommended to appreciate all that this superb property has to offer.

Council Tax band: B

Tenure: Freehold

- Recently Renovated Modern Semi Detached House with an extensive North West Facing Rear Garden
- Entrance Vestibule, Hallway, Lounge, Downstairs WC, Fitted Dining Kitchen with Integrated Appliances





**Entrance Vestibule**  
2' 11" x 6' 0" (0.89m x 1.83m)

**Hallway**  
14' 0" x 6' 0" (4.27m x 1.84m)

**Lounge**  
12' 9" x 12' 10" (3.89m x 3.91m)

**WC**  
4' 11" x 2' 8" (1.49m x 0.81m)

**Dining Kitchen**  
13' 4" x 19' 2" (4.07m x 5.84m)

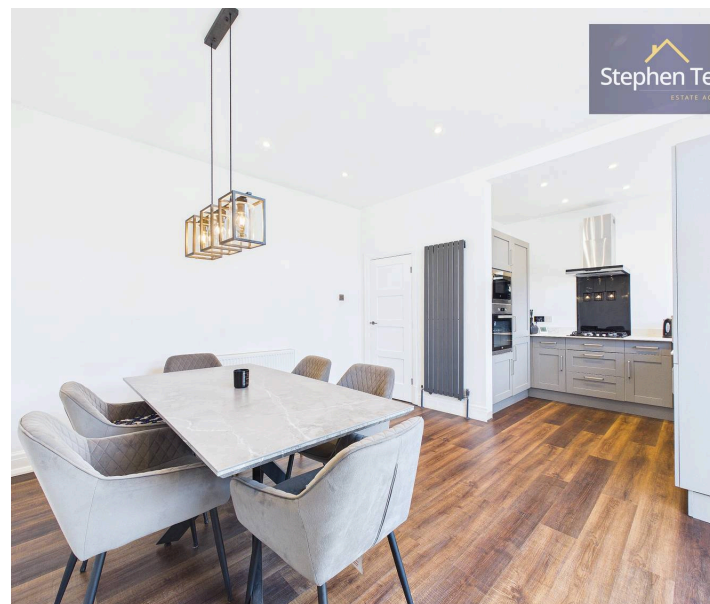
**Landing**  
10' 2" x 3' 6" (3.11m x 1.06m)

**Bedroom 1**  
12' 10" x 11' 1" (3.91m x 3.37m)

**Bedroom 2**  
13' 5" x 12' 6" (4.10m x 3.80m)

**Bedroom 3**  
8' 9" x 8' 0" (2.67m x 2.45m)

**Bathroom**  
7' 0" x 6' 5" (2.13m x 1.95m)





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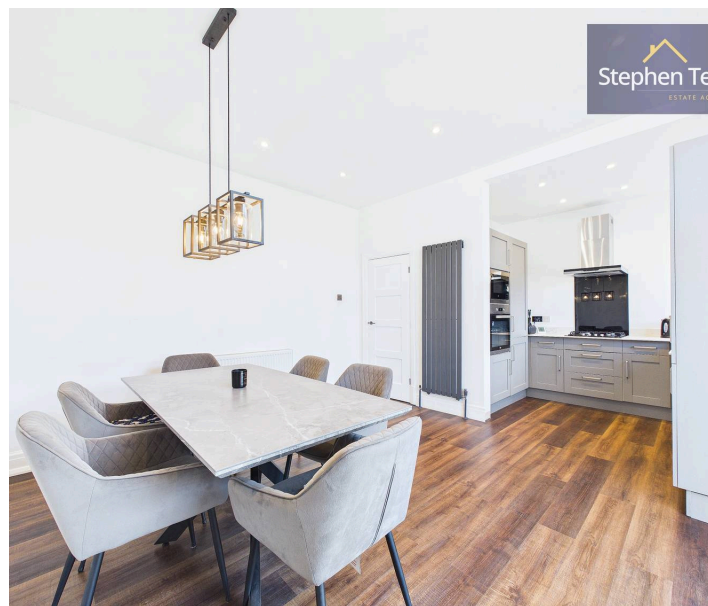
**Bedroom 2**  
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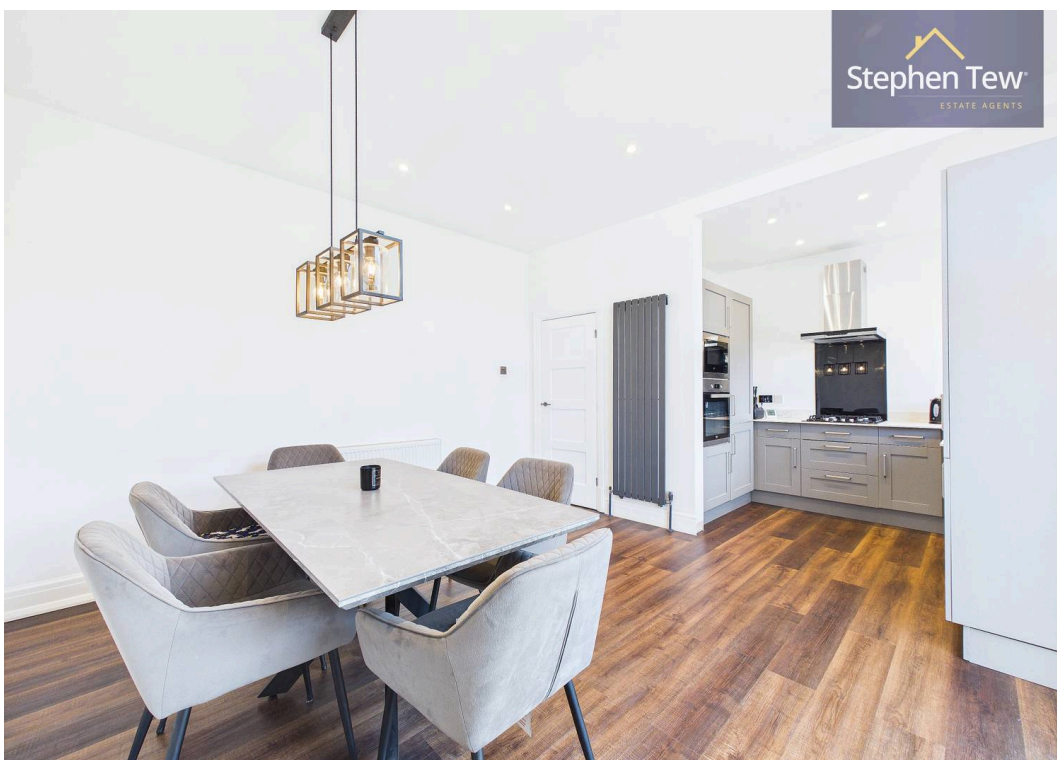
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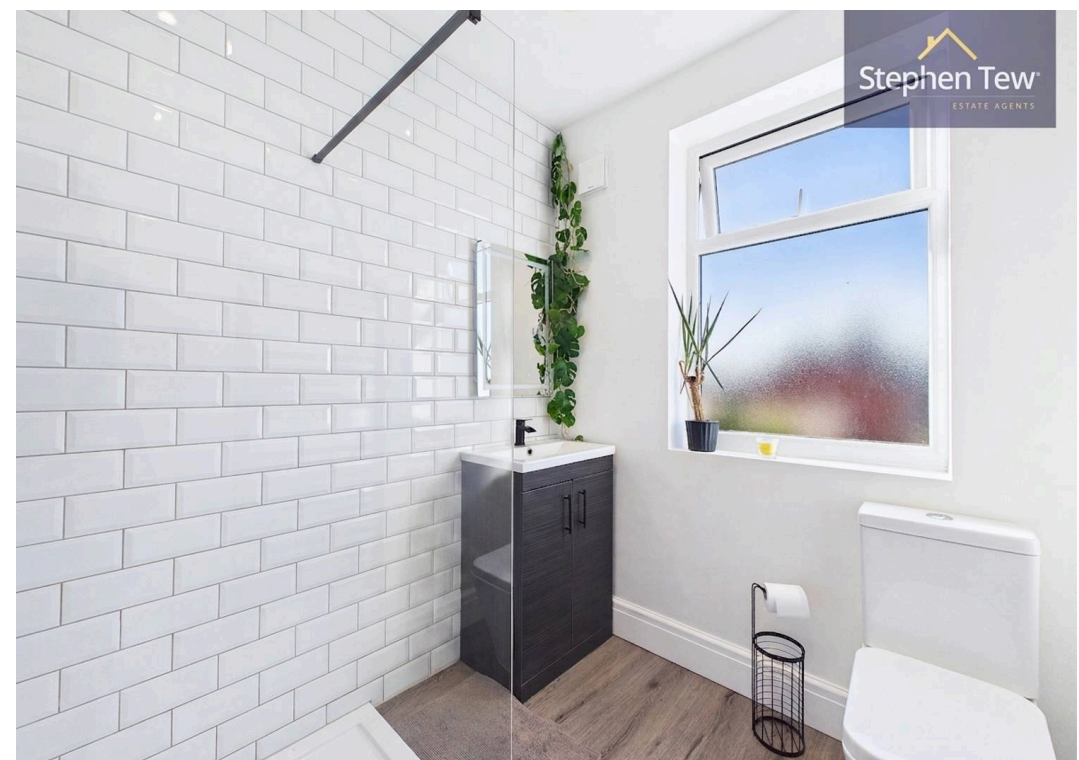
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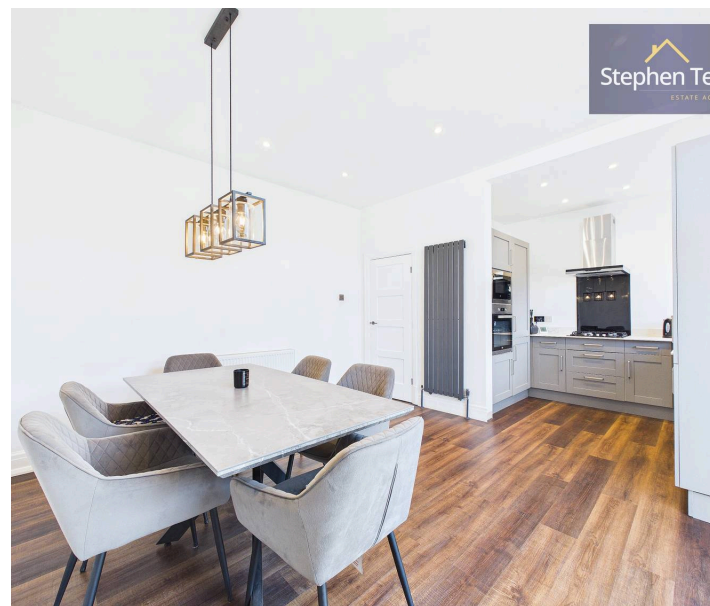
**REAR GARDEN**

**OFF STREET**

1 Parking Space

**DRIVEWAY**

1 Parking Space







## Stephen Tew Estate Agents

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