



  
**Stephen Tew**  
ESTATE AGENTS  
**FOR SALE**  
STEPHENTEW.CO.UK

**21 Warwick Place, Blackpool**

Blackpool

Offers Over **£170,000**

# 21 Warwick Place

Blackpool, Blackpool

Nestled in a peaceful cul-de-sac, this attractive semi-detached house presents an excellent opportunity for families and professionals seeking a well-proportioned home with no onward chain. The property welcomes you with an entrance vestibule, leading into a bright hallway that offers access to all principal rooms. The spacious lounge provides a comfortable setting for relaxation, while the modern dining kitchen is fitted with a range of cabinets and integrated appliances. A convenient ground floor WC adds practicality, and the conservatory at the rear offers an additional living space with garden views. Upstairs, there are three well-sized bedrooms, offering ample space for furnishings and storage. The family bathroom is fitted with a contemporary suite, providing both a bath and shower facility. With its thoughtful layout and neutral décor throughout, this home is ready for immediate occupation.

Externally, the property boasts a generous, north west facing rear garden that is both enclosed and split-level, providing a safe and versatile outdoor area for children, pets, or alfresco dining. To the front, there is a driveway providing off-road parking, which leads to a single garage (ideal for additional storage or secure parking). The cul-de-sac setting ensures minimal traffic, enhancing the sense of tranquility and safety for residents. With its combination of indoor comfort and appealing outside space, this property is a superb choice for those looking to settle in a quiet yet convenient location. Early viewing is highly recommended to appreciate all that this delightful home has to offer.

Council Tax band: C

Tenure: Freehold

- Semi Detached House in a quiet Cul-de-sac location
- Entrance Vestibule, Hallway, Lounge, WC, Dining Kitchen, Conservatory.
- 3 Bedrooms, Family Bathroom
- Driveway provides off road and access to Garage
- North West Facing Enclosed split-level Rear Garden
- No Onward Chain





**Entrance Vestibule**  
5' 10" x 2' 11" (1.79m x 0.90m)

**Hallway**  
14' 4" x 2' 8" (4.36m x 0.82m)

**WC**  
5' 5" x 2' 5" (1.64m x 0.74m)

**Lounge**  
14' 4" x 10' 0" (4.37m x 3.05m)

**Dining Kitchen**  
17' 0" x 8' 2" (5.18m x 2.50m)

**Conservatory**  
10' 0" x 9' 6" (3.04m x 2.89m)

**Landing**

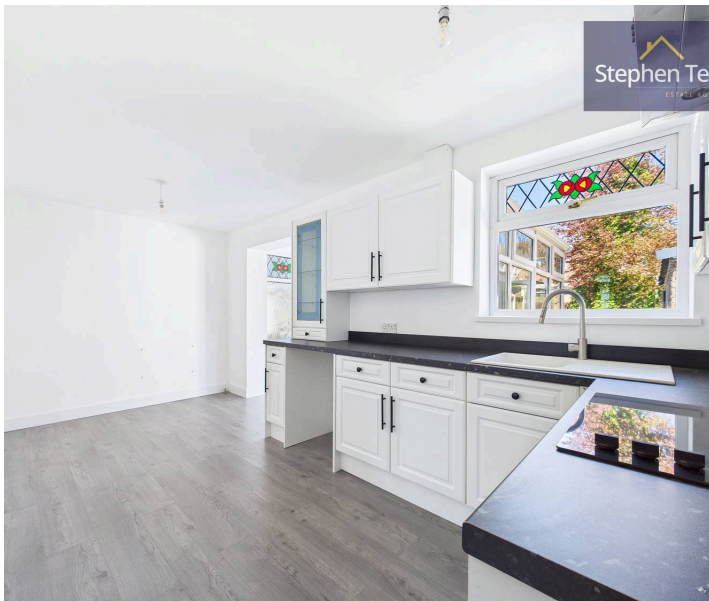
**Bedroom 1**  
10' 10" x 10' 7" (3.31m x 3.23m)

**Bedroom 2**  
10' 5" x 9' 3" (3.18m x 2.82m)

**Bedroom 3**  
7' 9" x 7' 0" (2.35m x 2.14m)

**Bathroom**  
8' 6" x 6' 0" (2.58m x 1.82m)

**Garage**  
17' 9" x 8' 11" (5.42m x 2.71m)





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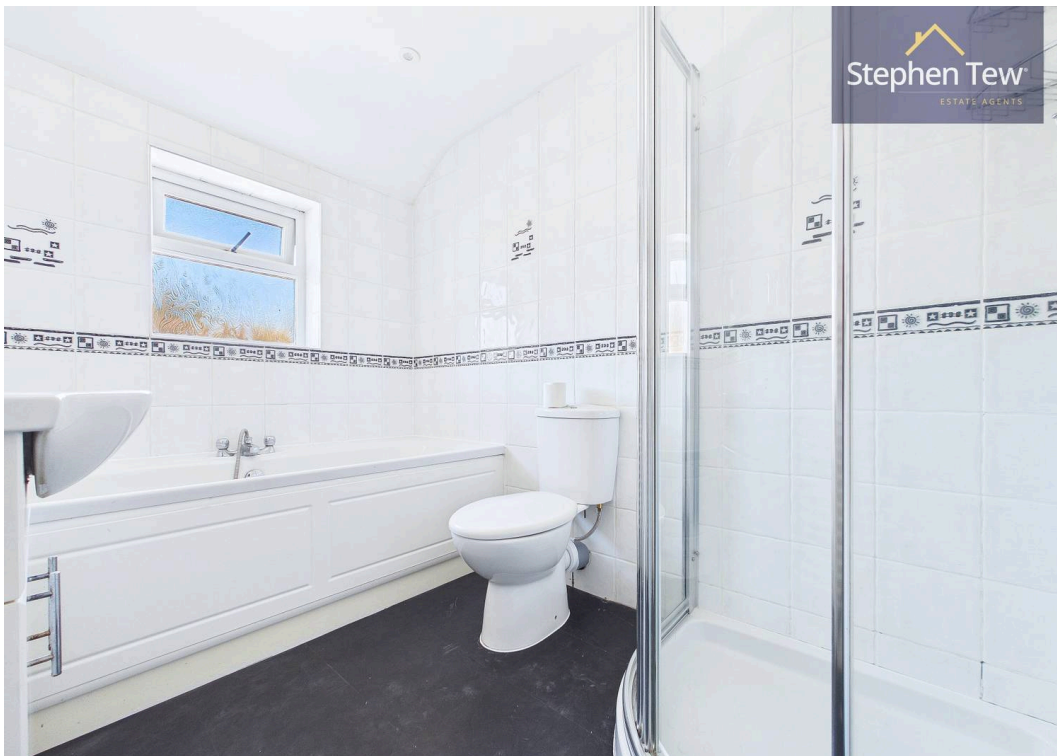
**Bedroom 2**  
10' 5" x 9' 3" (3.18m x 2.82m)

**Bedroom 3**  
7' 9" x 7' 0" (2.35m x 2.14m)

**Bathroom**  
8' 6" x 6' 0" (2.58m x 1.82m)

**Garage**  
17' 9" x 8' 11" (5.42m x 2.71m)







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**FRONT GARDEN**

**REAR GARDEN**

**DRIVEWAY**

1 Parking Space

**GARAGE**

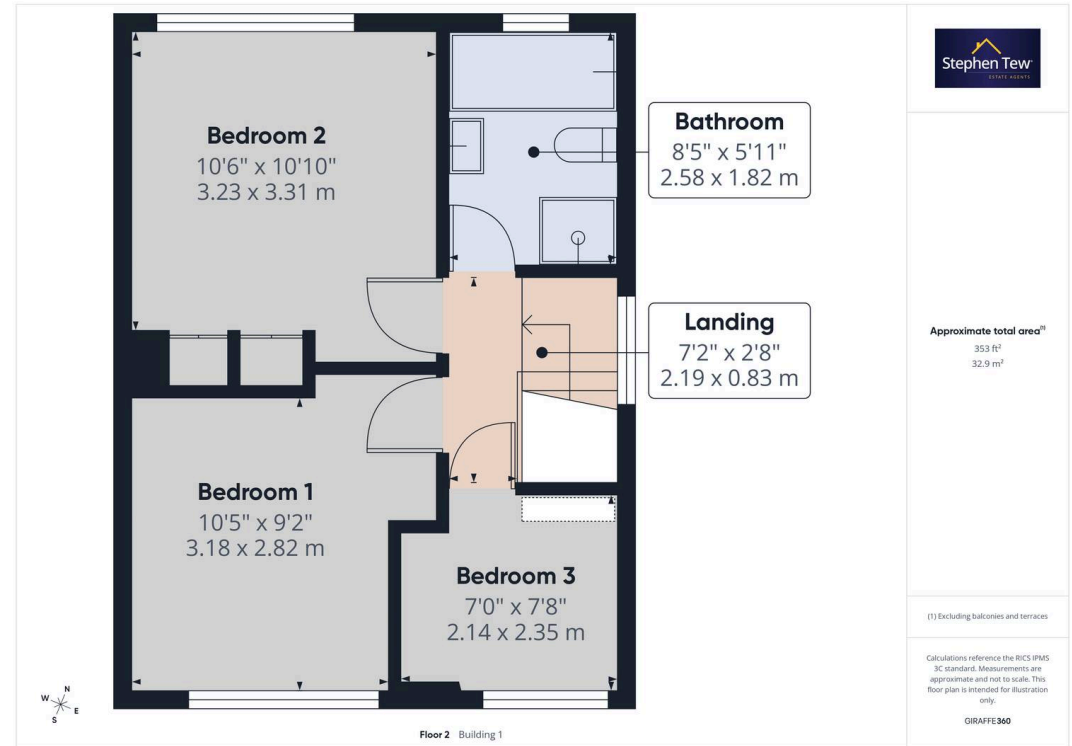
Single Garage



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