




**Stephen Tew**  
ESTATE AGENTS

**FOR SALE**  
01253 401111 | [stephentew.co.uk](http://stephentew.co.uk)



**61 Acre Gate, Blackpool**

Blackpool

Offers Over **£130,000**

# 61 Acre Gate

Blackpool, Blackpool

Situated in a highly sought after and desirable location, this well-presented three bedroom end of terrace house offers spacious and versatile accommodation ideal for families or professionals. Upon entering, you are welcomed by a bright entrance hallway leading to a generous lounge, a separate living/dining room, and a well-equipped kitchen. Upstairs, the landing provides access to three comfortable bedrooms, 2 with fitted wardrobes, and a family bathroom. For those seeking additional storage or hobby space, the boarded loft with pulldown ladder and power is a valuable feature. The property benefits from gas central heating, with a reliable Worcester boiler that was installed nine years ago and most recently serviced in April 2026. Double glazing throughout ensures a warm and energy-efficient environment.

The outside space features a private and enclosed north west facing rear garden that provides a peaceful setting for relaxation or entertaining guests. The garden is easily accessible from the main living areas, making it perfect for al fresco dining or enjoying the afternoon sun. To the side/rear of the property, there is off street parking with a secure gated driveway and a garage with power, offering ample space for multiple vehicles. The combination of garage and driveway ensures both convenience and security for residents. Well-maintained lawns and attractive borders further enhance the kerb appeal, while the overall layout of the outdoor areas offers both privacy and functionality for every-day living. This property presents an excellent opportunity for those seeking a comfortable home with generous outside space in a prime location.

Council Tax band: B

Tenure: Freehold

- End of Terrace House in a sought after and desirable location
- Entrance Hallway, Lounge, Living/Dining Room, Kitchen
- Landing, 3 Bedrooms, Family Bathroom
- Boarded Loft (with power) with Pulldown Ladder
- North West Facing Private and Enclosed Rear Garden
- Off Street Parking with a Garage (with power) and Driveway with capacity for multiple vehicles which is secure and gated
- Gas Central Heating (Worcester Boiler, 9 Years Old and Serviced in April 2026),





**Entrance Hallway**

14' 8" x 5' 7" (4.46m x 1.69m)

**Lounge**

12' 10" x 10' 2" (3.92m x 3.11m)

**Living/Dining Room**

10' 11" x 12' 0" (3.32m x 3.66m)

**Kitchen**

12' 11" x 5' 11" (3.94m x 1.81m)

**Landing**

6' 4" x 2' 7" (1.94m x 0.78m)

**Bedroom 1**

13' 5" x 9' 7" (4.10m x 2.92m)

**Bedroom 2**

10' 6" x 12' 0" (3.21m x 3.67m)

**Bedroom 3**

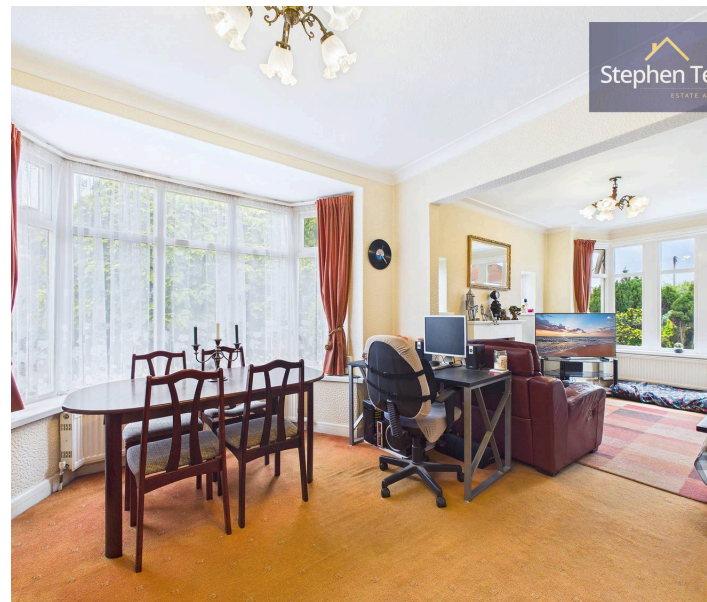
8' 3" x 6' 3" (2.51m x 1.90m)

**Bathroom**

5' 5" x 6' 3" (1.64m x 1.90m)

**Garage**

17' 10" x 10' 2" (5.43m x 3.09m)





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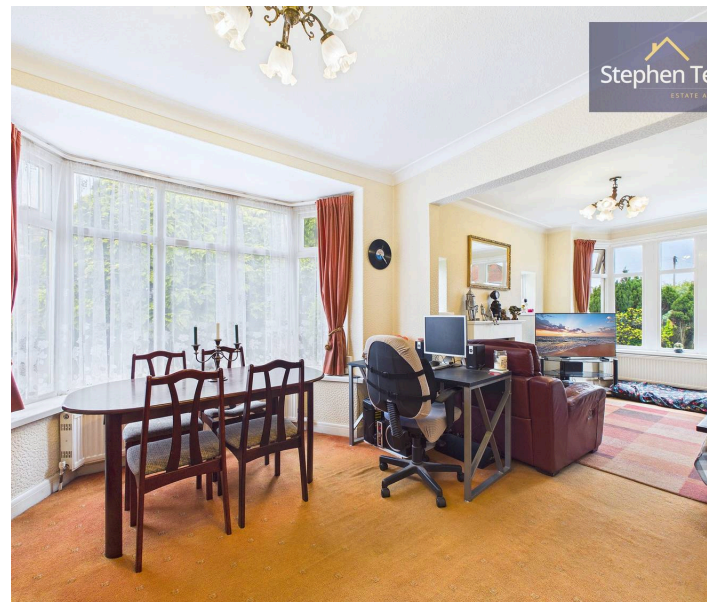
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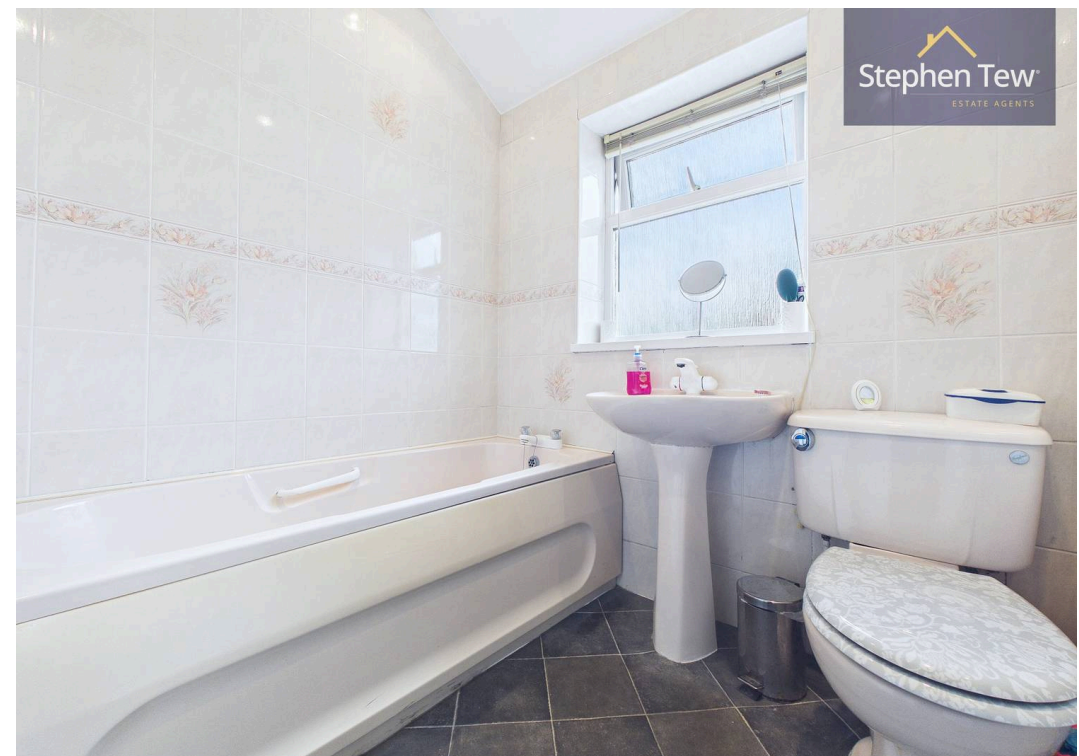
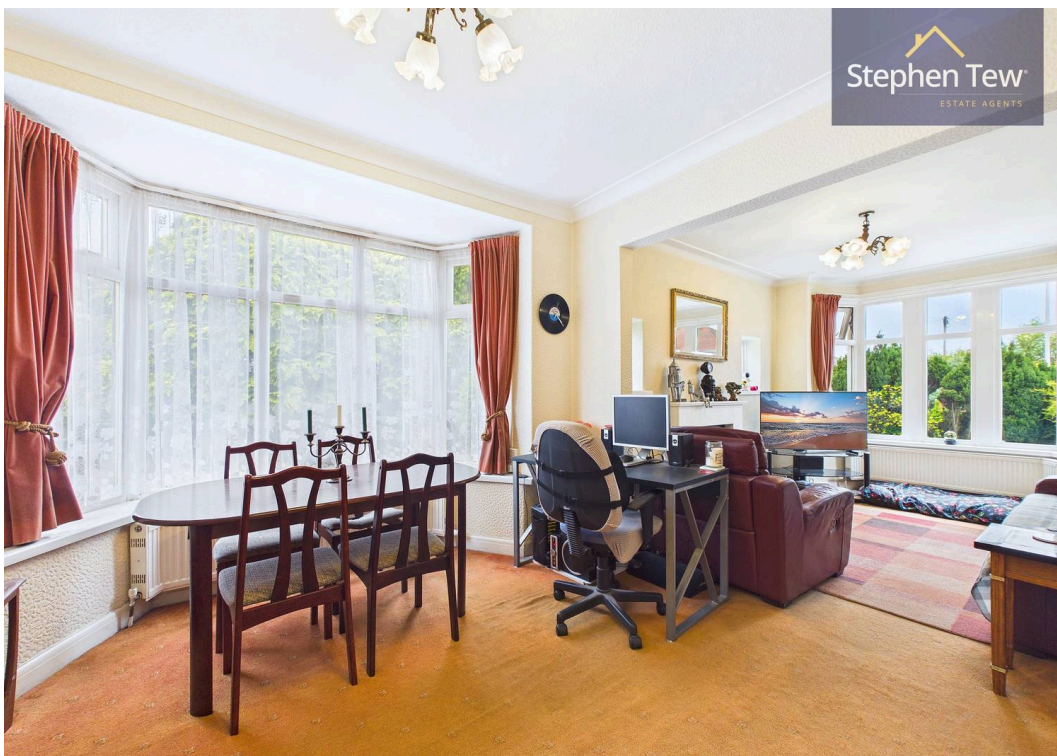
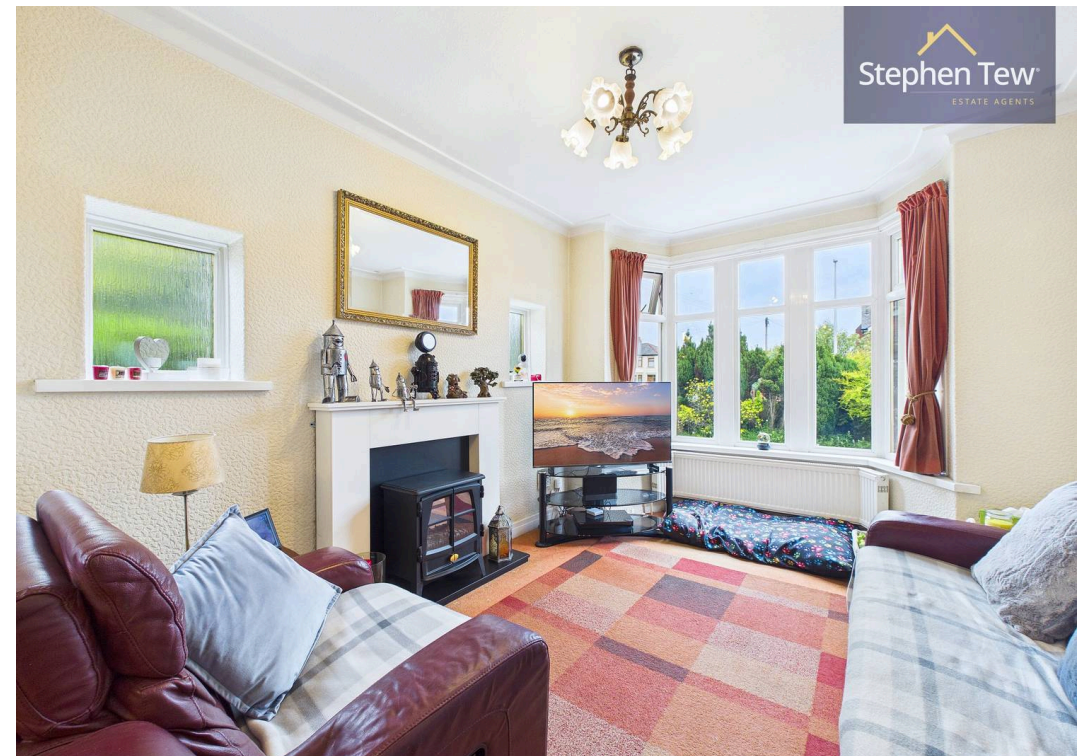
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**REAR GARDEN**

**FRONT GARDEN**

**GARAGE**

Single Garage

**OFF STREET**

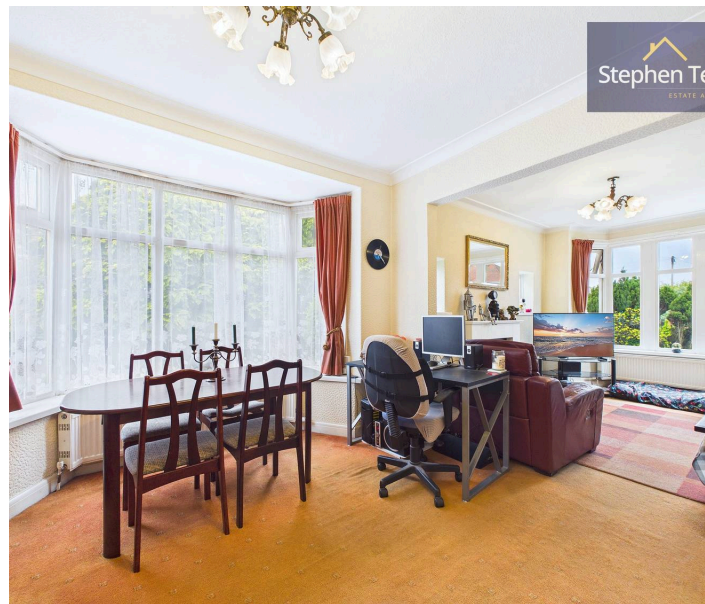
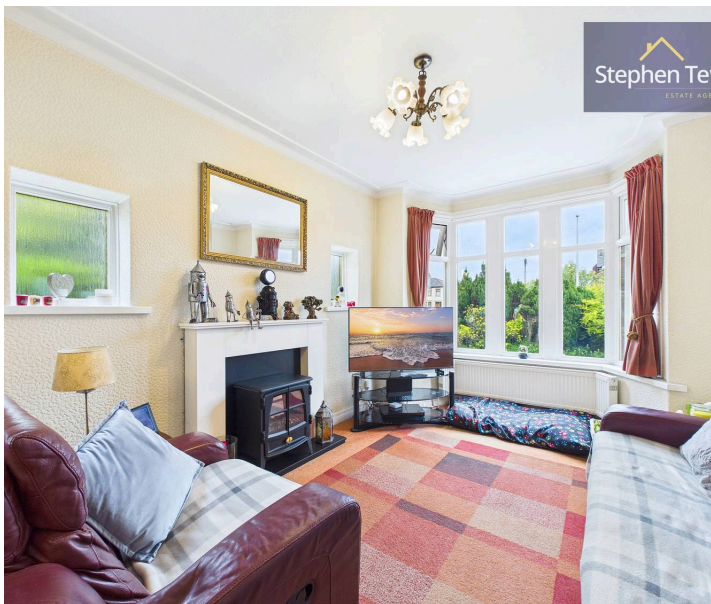
2 Parking Spaces

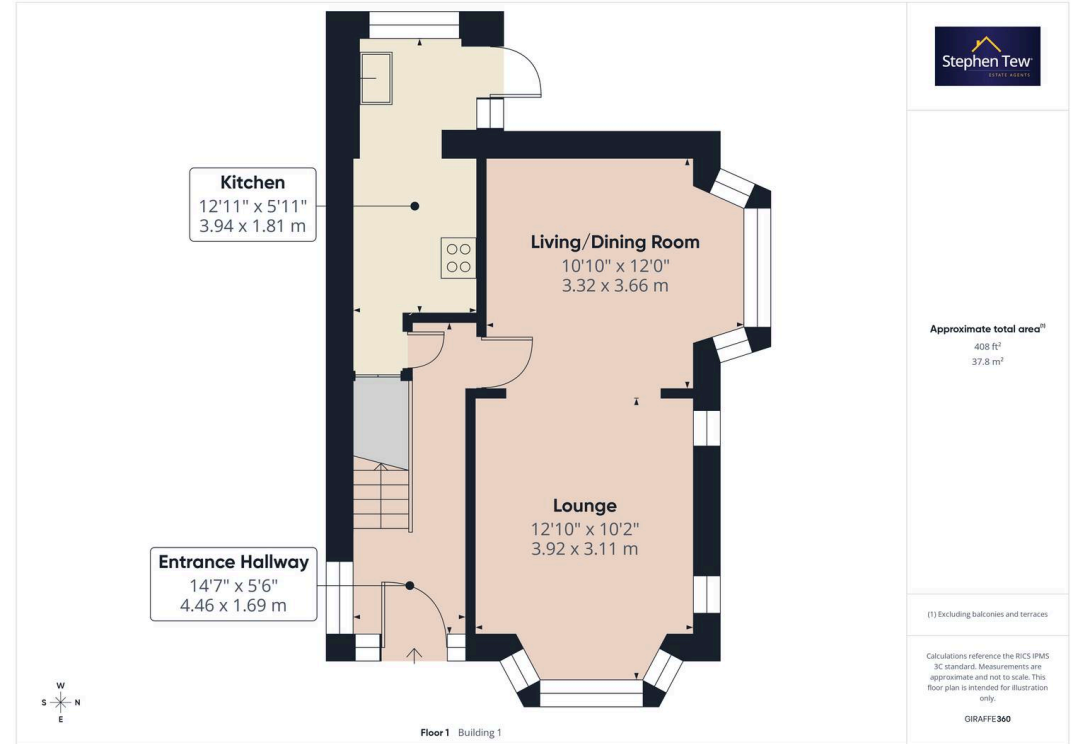
**SECURE GATED**

2 Parking Spaces

**DRIVEWAY**

2 Parking Spaces







## Stephen Tew Estate Agents

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