



16 Acre Gate, Blackpool

Blackpool

Offers Over **£130,000**

16 Acre Gate

Blackpool

This well presented three bedroom Quasi Semi Detached house is situated in a highly sought after and desirable location, offering spacious and versatile accommodation ideal for families or professionals. Upon entering the property, you are welcomed by an entrance vestibule leading into a bright hallway that provides access to the main living spaces. The generous living and dining room benefits from ample natural light, creating a comfortable area for relaxation and entertaining. The kitchen is thoughtfully laid out and offers plenty of storage and worktop space. Upstairs, the landing leads to three well-proportioned bedrooms, two of which are doubles. The master bedroom features fitted wardrobes, providing excellent storage solutions. The family bathroom is conveniently located to serve all bedrooms. The property further benefits from modern double glazing throughout and gas central heating, with a boiler that was fitted only twelve months ago and serviced just four weeks ago, as well as three new radiators. Additional features include off street parking via a driveway with capacity for two vehicles, and a private alley with shared access for added convenience. While the property is well maintained, it offers scope for modernisation, allowing the new owner to personalise and add value to their new home. Offered for sale with no onward chain, this property presents an exciting opportunity to acquire a spacious and well located home that is ready for immediate occupation. Early viewing is highly recommended to fully appreciate the potential and appeal of this attractive end of terrace house.

Council Tax band: B

Tenure: Freehold

- Well Presented Quasi Semi Detached House in a Sought After and Desirable Location
- Entrance Vestibule, Hallway, Living/Dining Room, Kitchen
- Landing, 3 Bedrooms (2 of which are Double Bedrooms, Master Bedroom has Fitted Wardrobes), Family Bathroom
- Private and Enclosed North East Facing Rear Garden with a Garage
- Off Street Parking with a Driveway with Capacity for 2 Vehicles
- Private Alley With Shared Access with Neighbour
- Double Glazing, Gas Central Heating (Boiler Fitted 12 Months Ago and Serviced only 4 weeks), 3 New Radiators Fitted





Entrance Vestibule
2' 2" x 6' 0" (0.67m x 1.83m)

Hallway
16' 7" x 5' 7" (5.06m x 1.69m)

Living/Dining Room
29' 2" x 10' 0" (8.89m x 3.06m)

Kitchen
10' 3" x 6' 0" (3.12m x 1.82m)

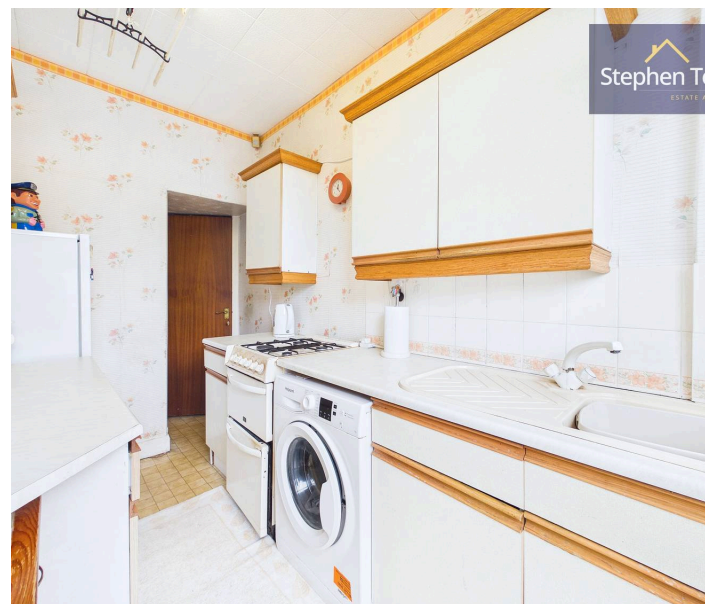
Landing
7' 8" x 2' 8" (2.33m x 0.82m)

Bedroom 1
15' 6" x 8' 7" (4.72m x 2.62m)

Bedroom 2
13' 3" x 10' 1" (4.04m x 3.07m)

Bedroom 3
8' 4" x 5' 7" (2.55m x 1.71m)

Bathroom
8' 4" x 5' 11" (2.54m x 1.81m)





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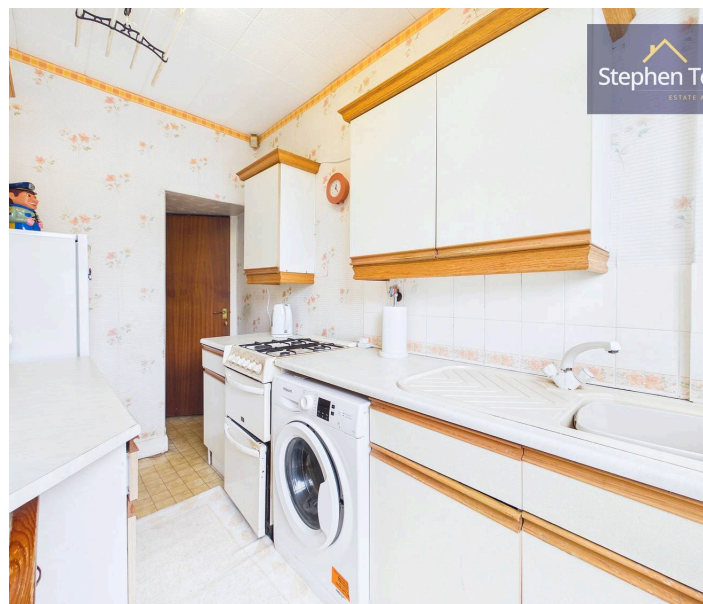
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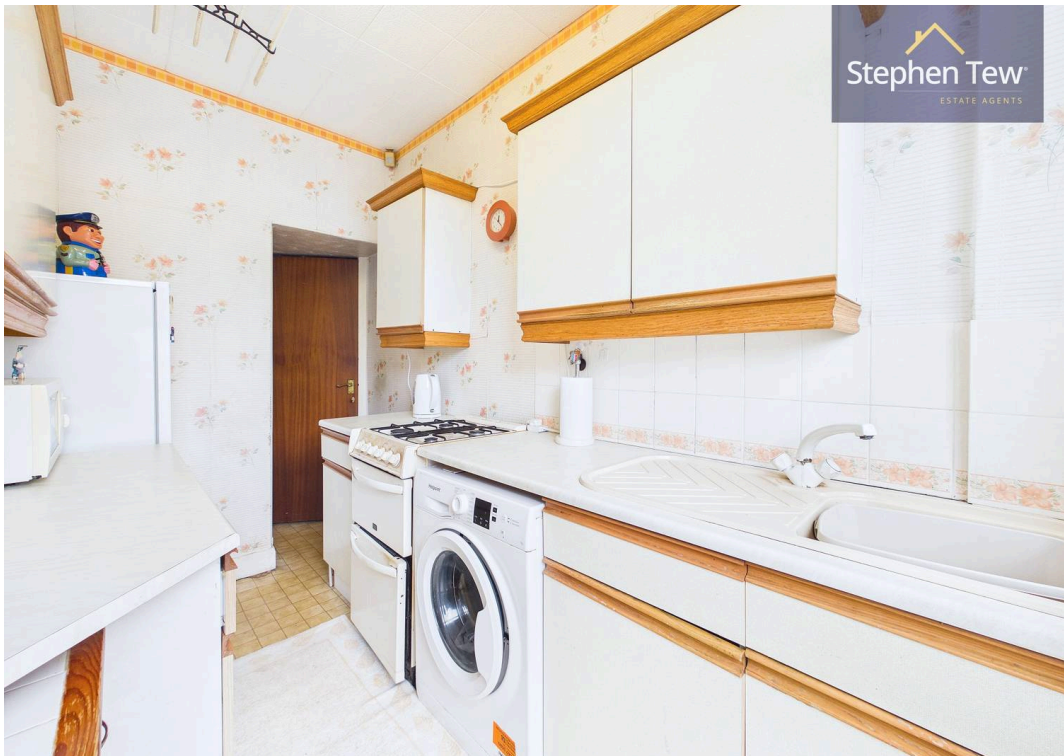
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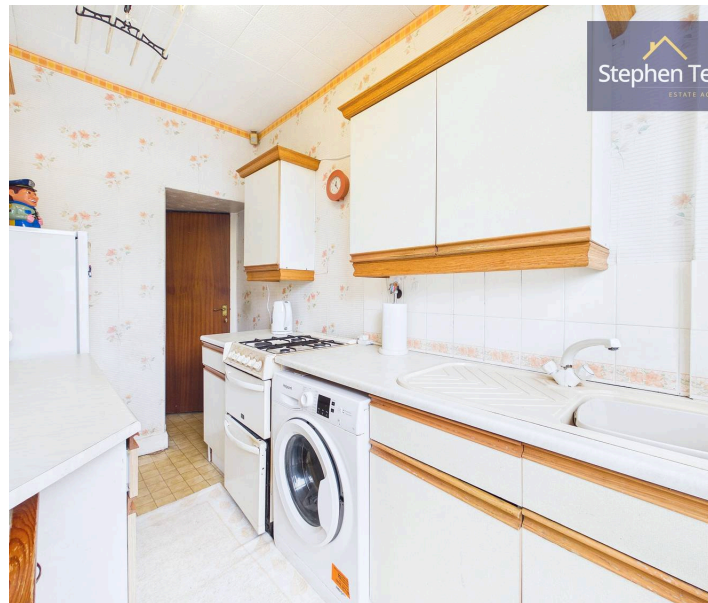
REAR GARDEN

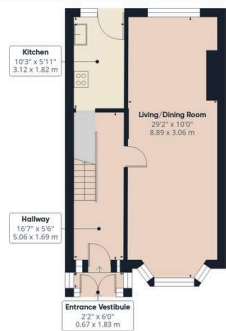
GARAGE

Single Garage

DRIVEWAY

2 Parking Spaces





Floor 1



Floor 2

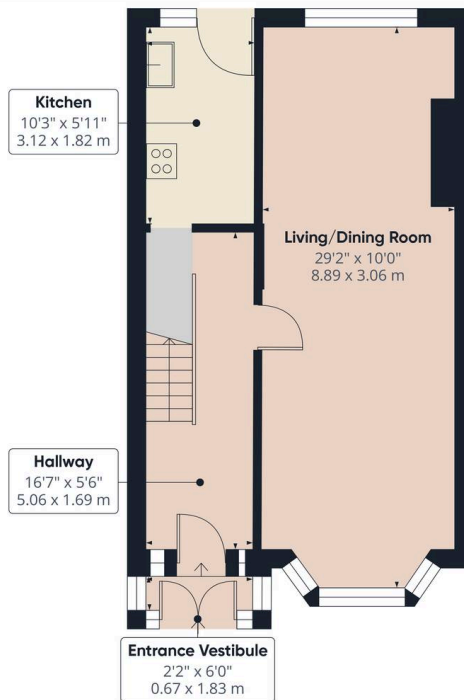


Approximate total area⁽¹⁾
871 ft²
81 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1



Approximate total area⁽¹⁾
457 ft²
42.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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