



22 Princeway, Blackpool

Blackpool

Offers Over £275,000

# 22 Princeway

## Blackpool

This exquisite 3 bedroom bungalow presents a rare opportunity to acquire a home that effortlessly combines style, comfort, and convenience. Situated in a sought-after location, this property offers the discerning buyer the perfect retreat from the hustle and bustle of city life. Boasting a chain-free status, this residence provides a seamless move-in experience for its new owner.

The interior elegantly unfolds, revealing a spacious living area that exudes warmth and sophistication. The master bedroom is complete with an en-suite bathroom, offering a touch of luxury and privacy. With the added convenience of off-road parking and an internal garage.

The outside space offers an oasis of tranquillity, with an east-facing front garden providing a peaceful setting. The tastefully designed rear garden, bathed in the sun's warm embrace, exudes a blissful ambience, ideal for alfresco dining or unwinding after a long day. With the added advantage of dual access from both sides, this outdoor haven inspires endless possibilities for entertaining family and friends. Discover a world of serenity just moments from your doorstep, as this property seamlessly blends indoors and outdoors, providing an idyllic sanctuary that truly encapsulates the essence of luxurious living.

**Council Tax band: D**

**Tenure: Freehold**





### **Hallway**

Entrance hall leading to lounge, kitchen, bedrooms and bathroom.

### **Lounge**

19' 6" x 11' 11" (5.94m x 3.64m)

Lounge with gas fire, leading to Sun Lounge.

### **Sun Lounge**

12' 6" x 8' 8" (3.80m x 2.63m)

With patio doors leading to garden and double doors leading to kitchen. With electric heating.

### **Kitchen**

12' 4" x 12' 8" (3.75m x 3.85m)

Fitted kitchen with integrated dishwasher, gas hob and electric oven with extractor over, fridge freezer and 1 and a half sink. Leading to utility room.

### **Utility Room**

5' 11" x 6' 7" (1.80m x 2.01m)

Utility room with combination boiler and space for washing machine.



**Bedroom 1**

13' 8" x 11' 5" (4.17m x 3.47m)

Bedroom 1 to the front with built in wardrobes and en-suite.

**En Suite**

4' 11" x 6' 7" (1.51m x 2.01m)

3 piece shower en-suite.

**Bedroom 2**

12' 9" x 8' 11" (3.89m x 2.73m)

Bedroom 2 with fitted wardrobes.

**Bedroom 3**

10' 2" x 6' 7" (3.10m x 2.01m)

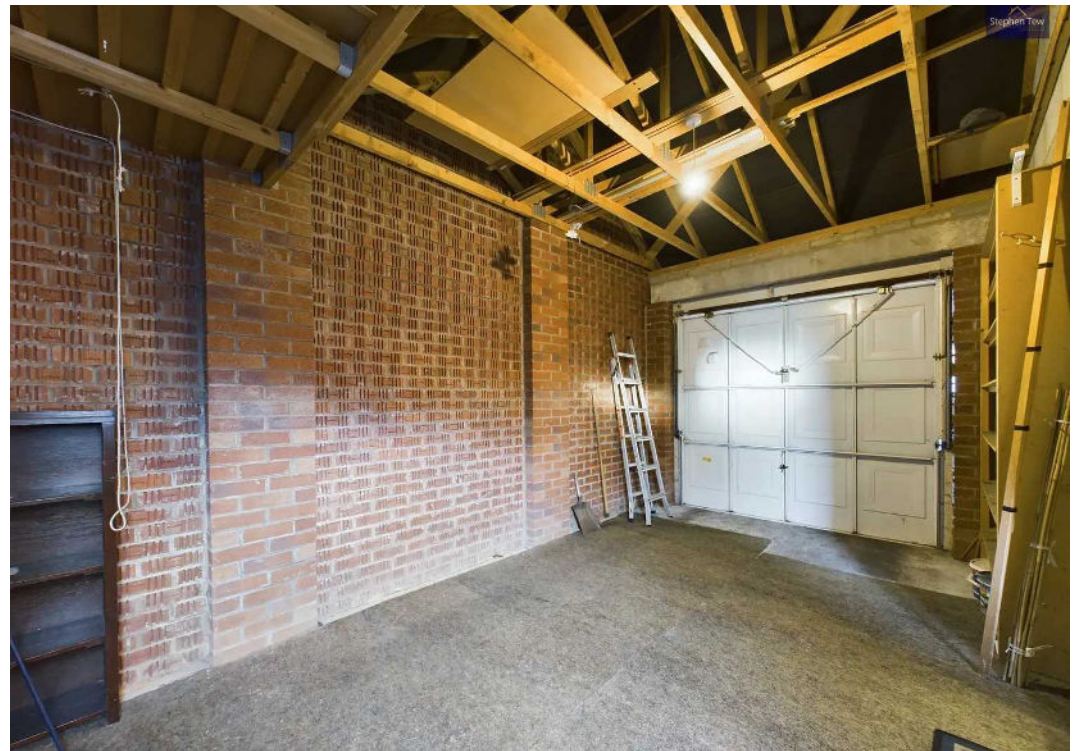
Bedroom 3 to the side.

**Bathroom**

7' 2" x 6' 7" (2.18m x 2.01m)

Bathroom with 3 piece suite.







#### **FRONT GARDEN**

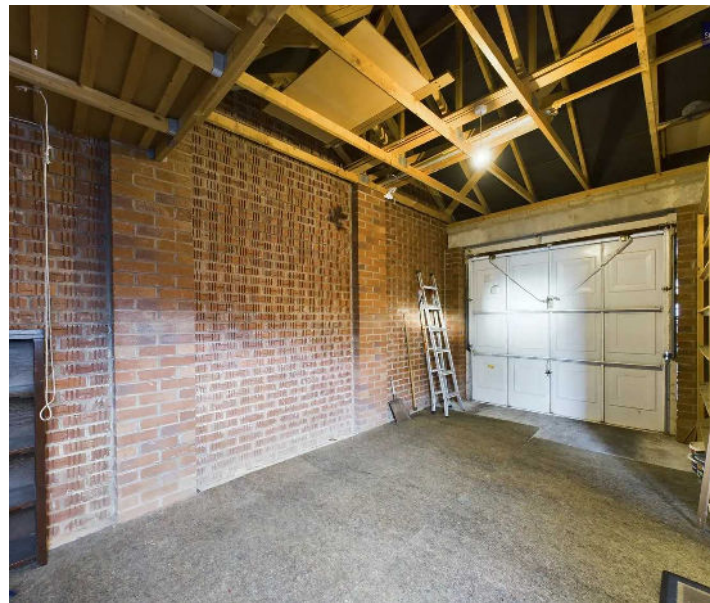
East facing front garden, with off road parking leading to garage

#### **REAR GARDEN**

West facing rear garden with access from both sides

#### **OFF ROAD**

2 Parking Spaces







## Stephen Tew Estate Agents

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