

# Common Edge Road

# **Blackpool**

A perfectly positioned 3-bedroom semi-detached house is brought to market, providing a modern lifestyle arrangement. The property consists of a hallway leading to a ground floor WC, a cosy lounge area, and a stunning open plan kitchen/diner. The sleek kitchen boasts integrated appliances including a dishwasher, fridge/freezer, electric oven, hob, and microwave. The spacious open plan living space is the highlight of the ground floor and the bi-folding patio doors seamlessly connect the indoor and outdoor spaces, leading to the well-maintained garden, with a brick outhouse for storage, offering a perfect setting for entertaining or relaxing.

The property offers a practical layout upstairs, featuring a landing area leading to three bedrooms, with two boasting fitted wardrobes. A family bathroom completes the floor with a contemporary 3-piece suite. Moreover, convenience is further enhanced with off-road parking available for two vehicles, making coming home a stress-free experience. This property presents a seamless blend of comfort, style, and functionality, ideal for families or professionals seeking a sophisticated yet practical living space.

Council Tax band: C

Tenure: Leasehold

- Hallway, GF WC, Lounge, Open Plan Kitchen/Diner with bi-folding patio doors opening up to the Garden
- Modern Fitted Kitchen with integrated Dishwasher, Fridge/Freezer, Electric Oven and Hob, Microwave
- Landing, 3 Bedrooms, 2 with Fitted Wardrobes, 3 Piece Suite Family Bathroom
- Off Road Parking for 2 cars









#### Hallway

4' 8" x 3' 7" (1.43m x 1.08m)

#### wc

4' 9" x 2' 11" (1.45m x 0.88m)

## Lounge

14' 8" x 15' 1" (4.47m x 4.61m)

# Kitchen/Diner/Living Space

20' 0" x 13' 5" (6.10m x 4.08m)

# Landing

11' 9" x 6' 1" (3.59m x 1.86m)

#### Bedroom 1

11' 0" x 8' 9" (3.36m x 2.67m)

#### Bedroom 2

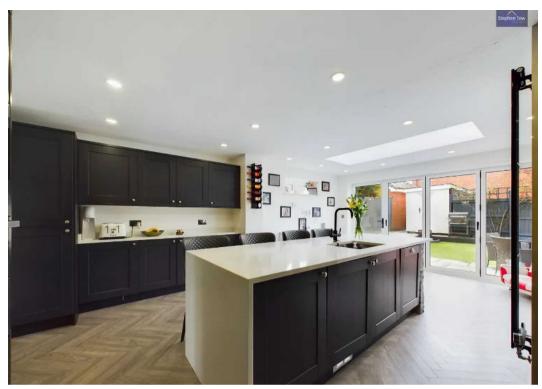
11' 1" x 8' 2" (3.39m x 2.50m)

#### Bedroom 3

10' 9" x 6' 0" (3.27m x 1.84m)

#### Bathroom

6' 6" x 6' 7" (1.97m x 2.00m)























#### FRONT GARDEN

Landscaped garden to the front with artificial lawn, gravel with flower borders and paved pathway.

#### REAR GARDEN

Enclosed garden to the rear with paving, artificial lawn, outhouse with power and light, side gate and access to the off-road parking space to the rear.

## ALLOCATED PARKING

2 Parking Spaces

Parking to the rear.









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