Stephen Tew
ESTATE AGENTS

Hillcrest Road, Blackpool

Offers Over £140,000

# Hillcrest Road

## Blackpool

This 3-bedroom semi-detached property is a rare find, offering a comfortable and convenient lifestyle. Situated in a quiet cul-de-sac, the house boasts two reception rooms providing ample living space for relaxation and entertainment. The ground floor includes an entrance porch, hallway, convenient WC, lounge, dining room, and a fitted kitchen. Upstairs, the landing leads to the three bedrooms, all equipped with fitted wardrobes, a separate WC, and a family bathroom.

Outside, the property features a front garden with a driveway and a North facing enclosed garden to the rear with a laid-to-lawn, and a flagged patio area perfect for outdoor gatherings and recreation. The property benefits from a garage and off-road parking for added convenience, making it an ideal family home.

Council Tax band: C

Tenure: Freehold

- No Onward Chain
- 3 Bedroom semi-detached, situated in a quiet cul-de-sac
- 2 Reception Rooms
- Entrance Porch, Hallway, GF WC, Lounge, Dining Room, Kitchen
- Landing, 3 Bedrooms all with fitted wardrobes, Separate WC, Bathroom.
- uPVC Double Glazing, Central Heating
- Garage, Off Road Parking

**Entrance Porch**
3' 9" x 5' 1" (1.14m x 1.55m)

**Hallway**
11' 4" x 5' 8" (3.45m x 1.73m)

**GF WC**
2' 9" x 5' 8" (0.84m x 1.73m)

**Lounge**
14' 6" x 12' 6" (4.43m x 3.81m)

**Dining Room**
8' 5" x 9' 1" (2.57m x 2.78m)

**Kitchen**
8' 5" x 9' 1" (2.56m x 2.76m)

**Landing**
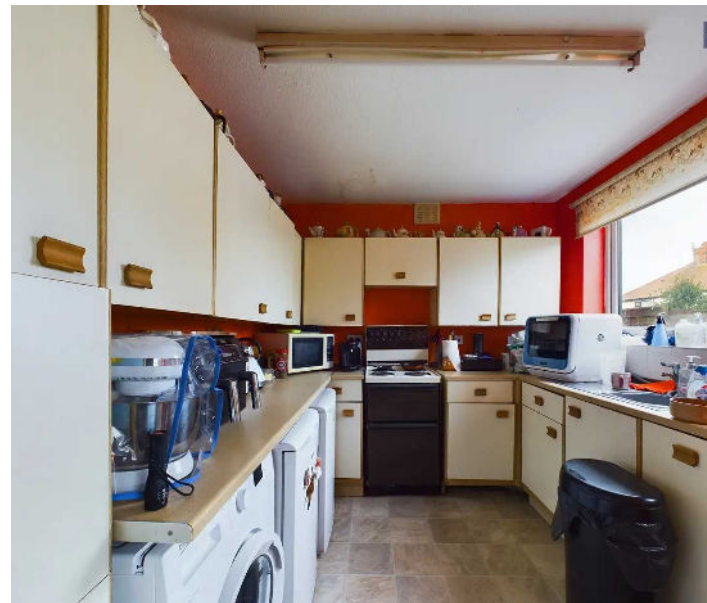9' 9" x 3' 6" (2.96m x 1.06m)

**Bedroom 1**
12' 0" x 11' 1" (3.65m x 3.39m)

**Bedroom 2**
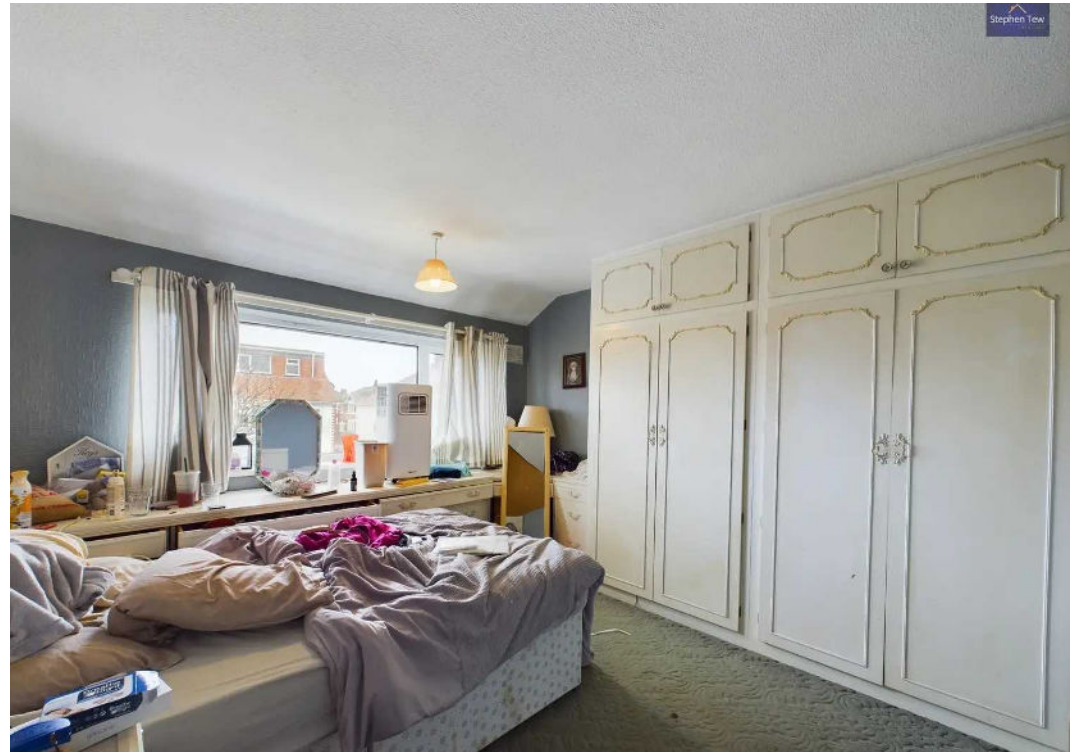11' 3" x 11' 1" (3.44m x 3.39m)

**Bedroom 3**
7' 8" x 7' 5" (2.34m x 2.26m)

**Bathroom**
5' 7" x 7' 5" (1.71m x 2.26m)

**WC**
3' 1" x 4' 9" (0.93m x 1.46m)

## FRONT GARDEN

Gravelled garden to the front with driveway.

## REAR GARDEN

Laid to lawn and flagged patio area. Access to the garage and outdoor storage shed.

## GARAGE

Single Garage

## OFF STREET

1 Parking Space

Driveway.

**Porch**

**Hallway**

**WC**

**Kitchen**
8'4" x 9'0"
2.56 x 2.76 m

**Lounge**
14'6" x 12'5"
4.43 x 3.81 m

**Dining Room**
8'4" x 9'1"
2.57 x 2.78 m

Approximate total area
440.18 ft²
40.89 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 1

**Bedroom 3**
7'7" x 7'4"
2.34 x 2.26 m

**Landing**

**WC**

**Bathroom**
5'7" x 7'4"
1.71 x 2.26 m

**Bedroom 1**
11'11" x 11'1"
3.65 x 3.39 m

**Bedroom 2**
11'3" x 11'1"
3.44 x 3.39 m

Approximate total area
391.96 ft²
36.41 m²

(1) Excluding balconies and terraces

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Floor 2

# Stephen Tew Estate Agents

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