



Troutbeck Crescent, Blackpool

Offers Over £135,000

Troutbeck Crescent

Blackpool

This 3-bedroom end of terrace property offers a perfect blend of modern comforts and traditional charm. The recent renovations include a fully boarded and insulated loft with convenient pull-down ladders, ideal for storage or potential conversion. Security is a top priority with built-in CCTV cameras covering the front, side, and rear of the property, ensuring peace of mind for the homeowners. The Hive heating system and a well-maintained boiler add to the efficiency of the home. The layout includes a hallway, spacious lounge, dining room, and a fitted kitchen on the ground floor, while the first floor features a landing, 3 bedrooms, and a modern 3-piece suite bathroom, perfect for a growing family or those who love to entertain.

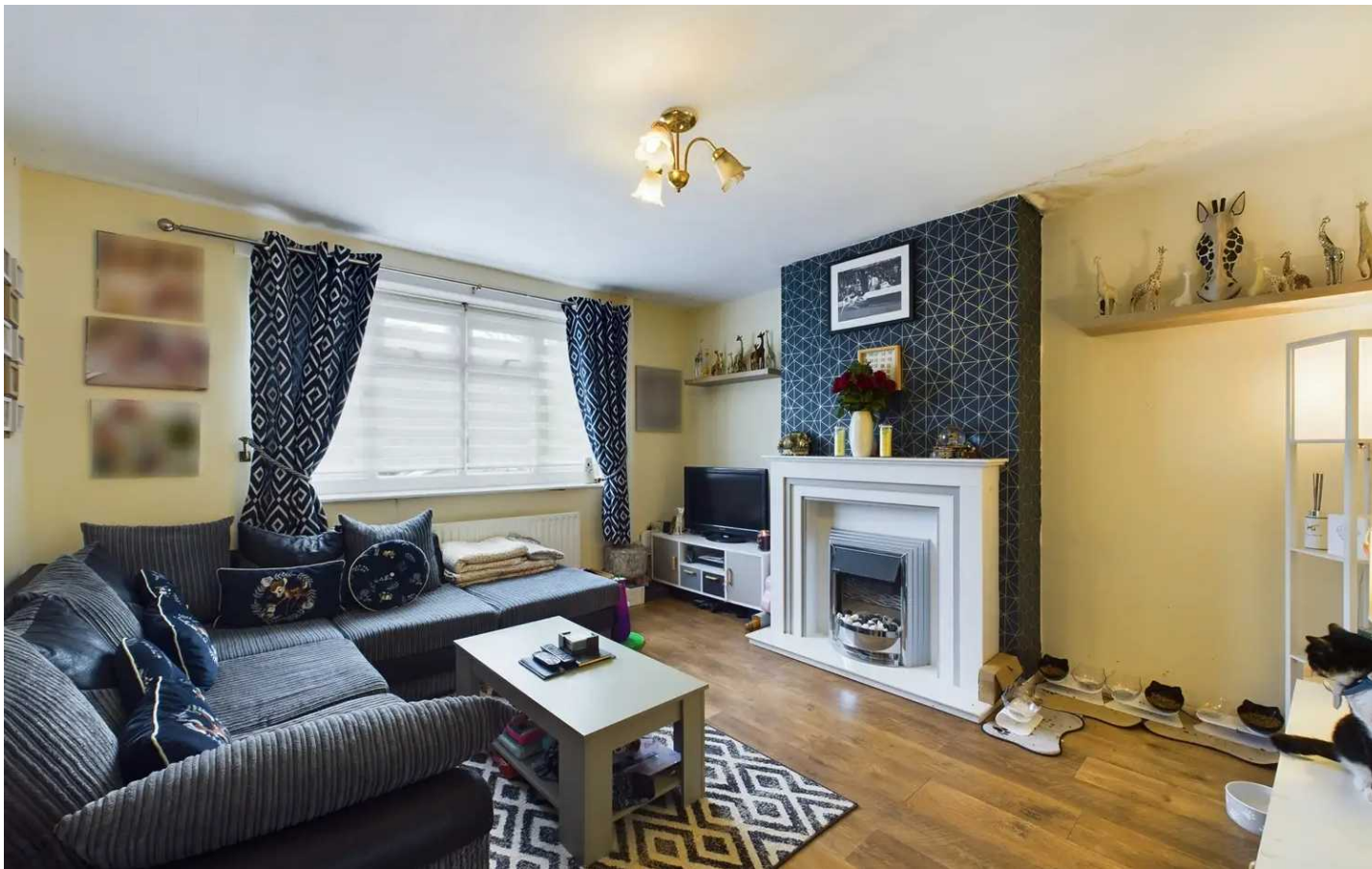
The outdoor space is equally impressive, with a wrap-around garden featuring a lawn and a separate gated area, providing ample space for outdoor activities or gardening enthusiasts. The rear of the property boasts an enclosed paved garden, complete with brick outhouses for storage, offering a private and tranquil retreat for relaxation or al fresco dining. This property truly offers a blend of indoor and outdoor living, making it a wonderful place to call home for those who appreciate both comfort and convenience.

Council Tax band: A

Tenure: Freehold

- Built in CCTV with cameras to the front, side and rear of property
- Hive heating system
- Hallway, Lounge, Dining Room, Kitchen
- Landing, 3 Bedrooms, modern 3 piece suite Bathroom
- Spacious Loft has recently been fully boarded and insulated with pull down ladders





Hallway

13' 5" x 6' 0" (4.08m x 1.82m)

Lounge

13' 5" x 12' 5" (4.10m x 3.78m)

Dining Room

10' 8" x 9' 3" (3.25m x 2.82m)

Kitchen

10' 6" x 9' 2" (3.21m x 2.79m)

Landing

8' 6" x 6' 0" (2.58m x 1.82m)

Bedroom 1

13' 6" x 11' 9" (4.12m x 3.59m)

Bedroom 2

8' 4" x 12' 9" (2.55m x 3.89m)

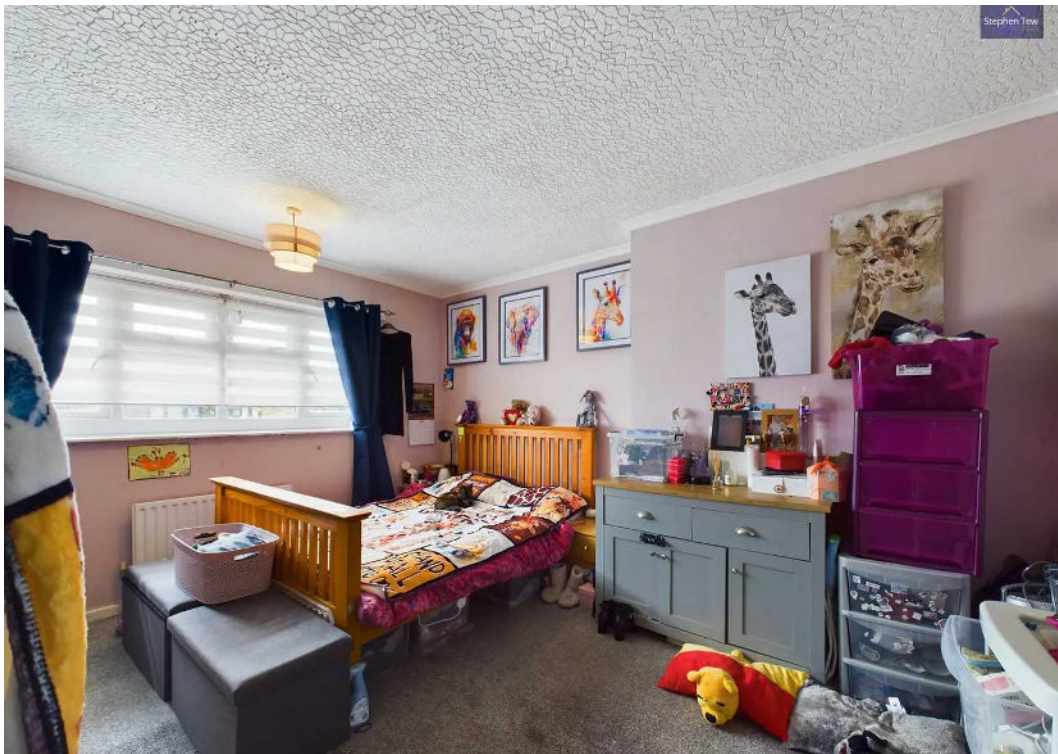
Bedroom 3

10' 0" x 6' 11" (3.05m x 2.12m)

Bathroom

5' 5" x 6' 0" (1.66m x 1.83m)







GARDEN

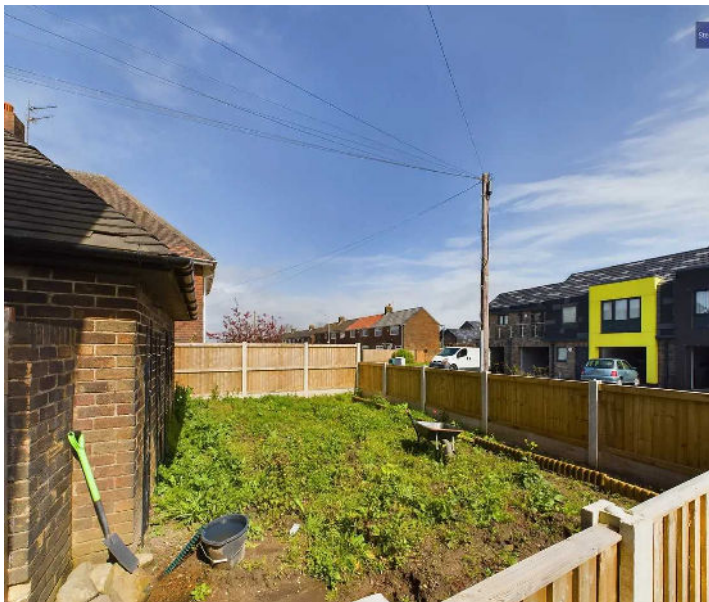
Wrap around corner plot garden with fenced area to the side for privacy and gate leading to the enclosed garden at the rear.

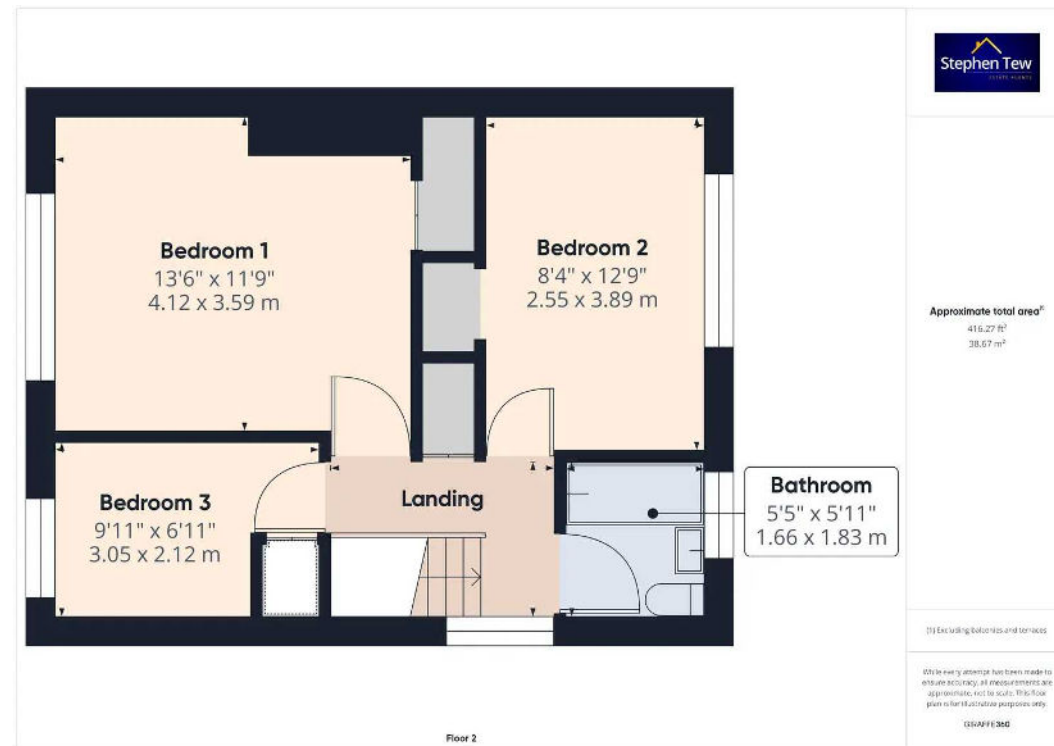
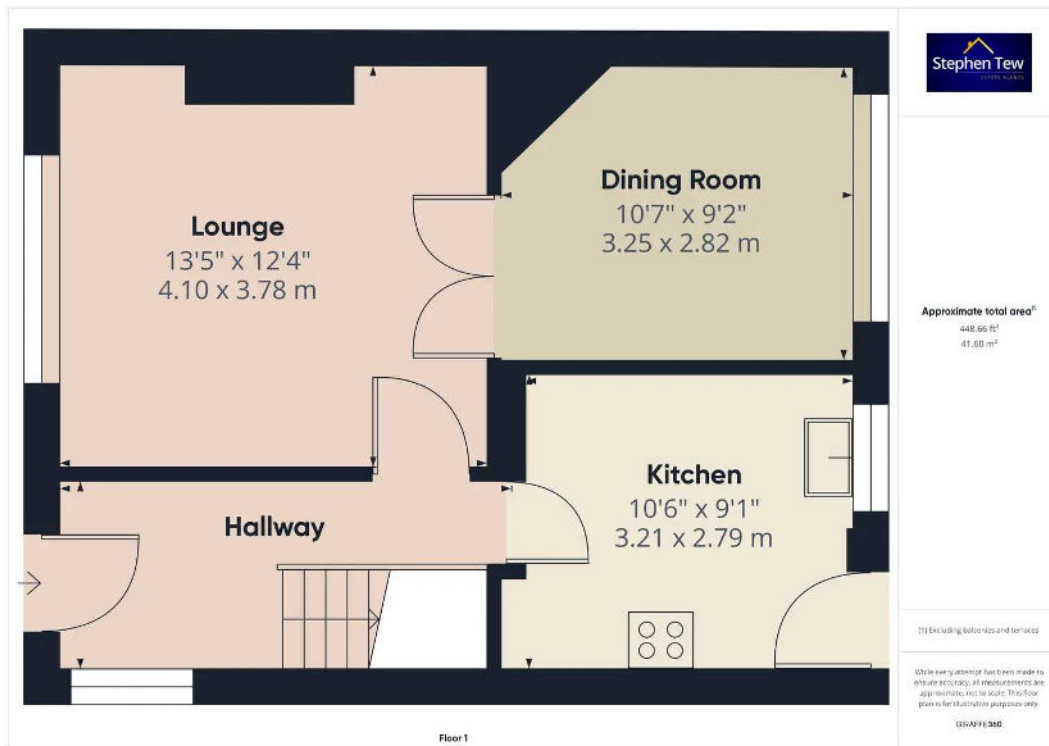
REAR GARDEN

Enclosed paved garden to the rear with brick outhouses for storage

ON STREET

1 Parking Space







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