


Stephen Tew
ESTATE AGENTS
FOR SALE
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2 Holcombe Road, Blackpool

Blackpool

Offers Over **£195,000**

2 Holcombe Road

Blackpool

This beautifully presented three bedroom semi detached house is situated on a quiet cul-de-sac in a highly desirable residential location, offering a perfect blend of comfort and practicality for modern family living. Upon entering the property, you are greeted by an inviting entrance vestibule that leads to a spacious hallway, providing access to the main reception rooms. Throughout the home, original period features combine seamlessly with modern comforts such as double glazing and gas central heating.

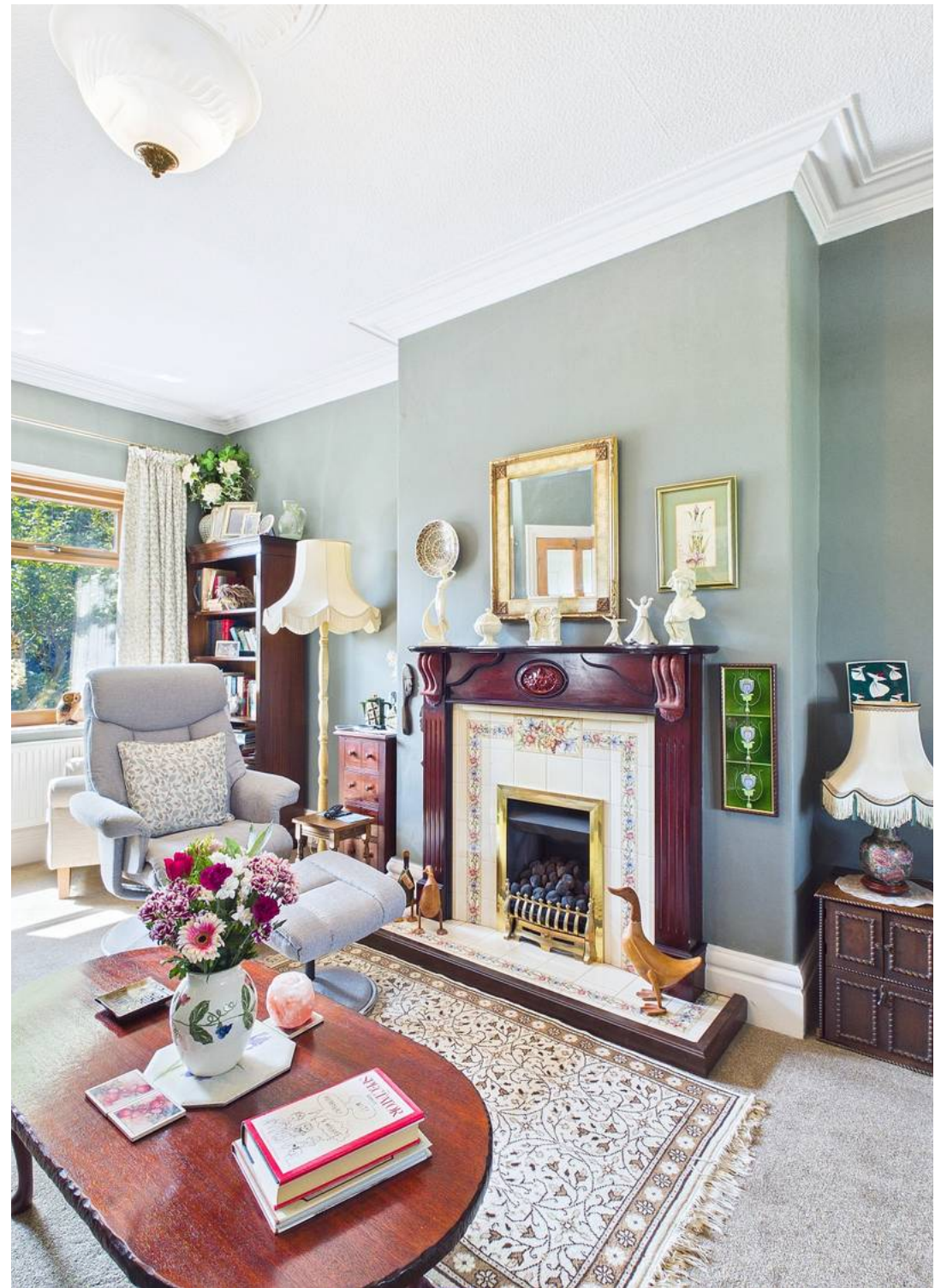
The lounge is tastefully decorated, creating a relaxing atmosphere, while the separate living/dining room offers a versatile space for entertaining guests or enjoying family meals. The well-appointed dining kitchen is fitted with a range of integrated appliances, ample worktop space, and stylish cabinetry, making it ideal for those who love to cook and entertain. A conservatory to the rear adds further flexibility, providing an additional reception area that can be adapted to suit your lifestyle.

There is also convenient storage space on the ground floor, ensuring a clutter-free environment. Upstairs, the landing leads to three generously sized bedrooms, including two spacious double bedrooms and a well-proportioned single bedroom. All bedrooms benefit from fitted wardrobes, offering excellent storage solutions.

The family bathroom is well maintained, featuring quality fixtures and fittings.

Additional features include a driveway and garage with capacity for multiple vehicles, providing ample off-road parking. The electric garage is particularly impressive, incorporating two separate storage rooms at the rear (ideal for use as a workshop, hobby space, or secure storage).

This home is presented in excellent condition and is ready to move into, making it an ideal choice for families or professionals seeking a well located and spacious property. With its combination of generous living accommodation, high quality finishes, and thoughtful design, this semi detached house stands out as a superb opportunity in a sought after neighbourhood. Early viewing is highly recommended to fully appreciate the quality and versatility this property





Entrance Vestibule
2' 4" x 6' 3" (0.70m x 1.90m)

Hallway
9' 2" x 5' 5" (2.79m x 1.65m)

Lounge
19' 1" x 11' 11" (5.82m x 3.64m)

Living/Dining Room
14' 11" x 10' 9" (4.55m x 3.28m)

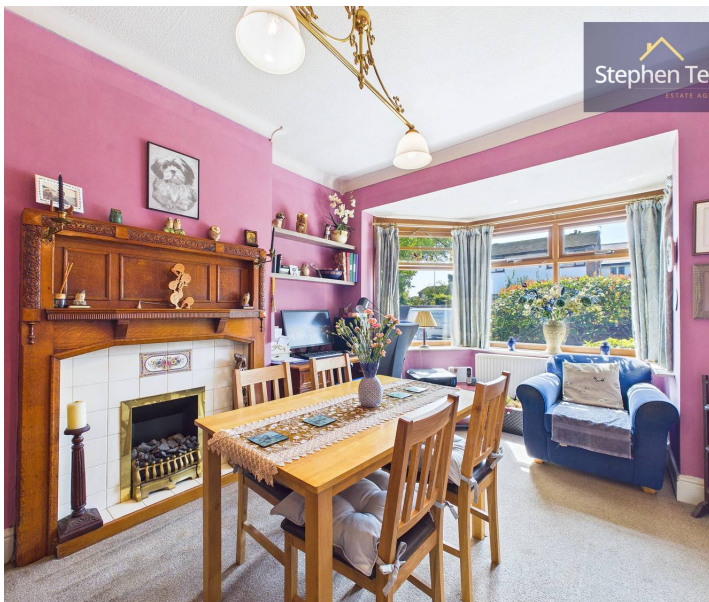
Dining Kitchen Area
18' 5" x 6' 9" (5.62m x 2.05m)

Kitchen
9' 7" x 7' 1" (2.93m x 2.17m)

Storage
8' 8" x 2' 9" (2.63m x 0.83m)

Conservatory
9' 5" x 16' 6" (2.87m x 5.02m)

Landing
7' 7" x 5' 1" (2.30m x 1.55m)



Bedroom 1
11' 7" x 13' 0" (3.52m x 3.97m)

Bedroom 2
12' 2" x 9' 8" (3.70m x 2.94m)

Bedroom 3
7' 4" x 7' 8" (2.23m x 2.34m)

Bathroom
6' 6" x 11' 1" (1.99m x 3.38m)

Garage
17' 2" x 11' 6" (5.22m x 3.50m)

Storage (Garage)
8' 8" x 5' 7" (2.64m x 1.70m)



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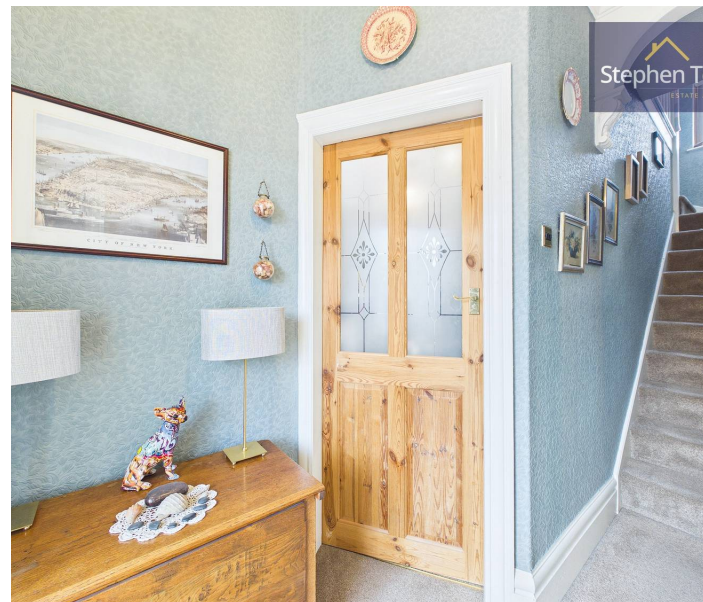
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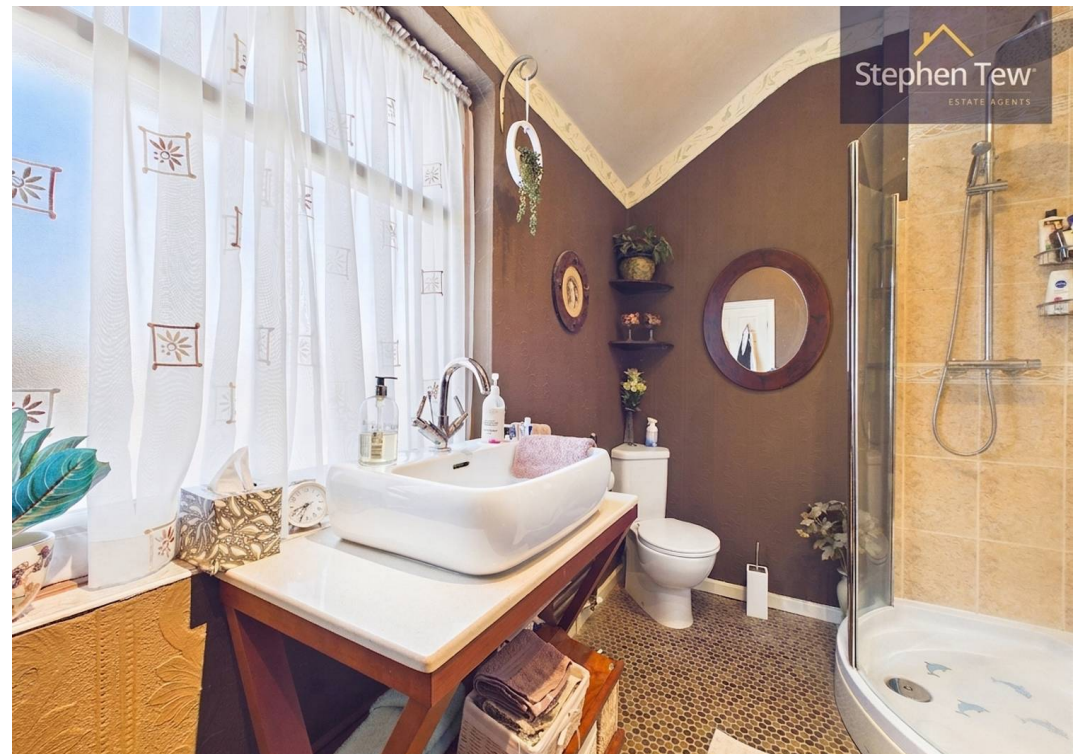
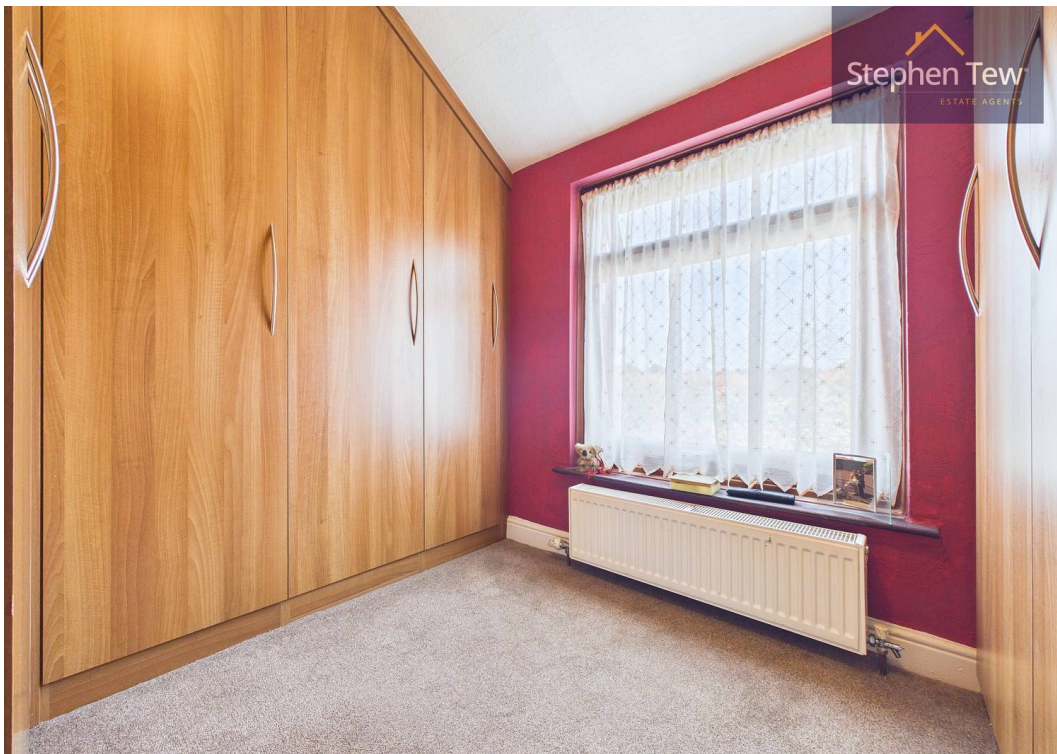
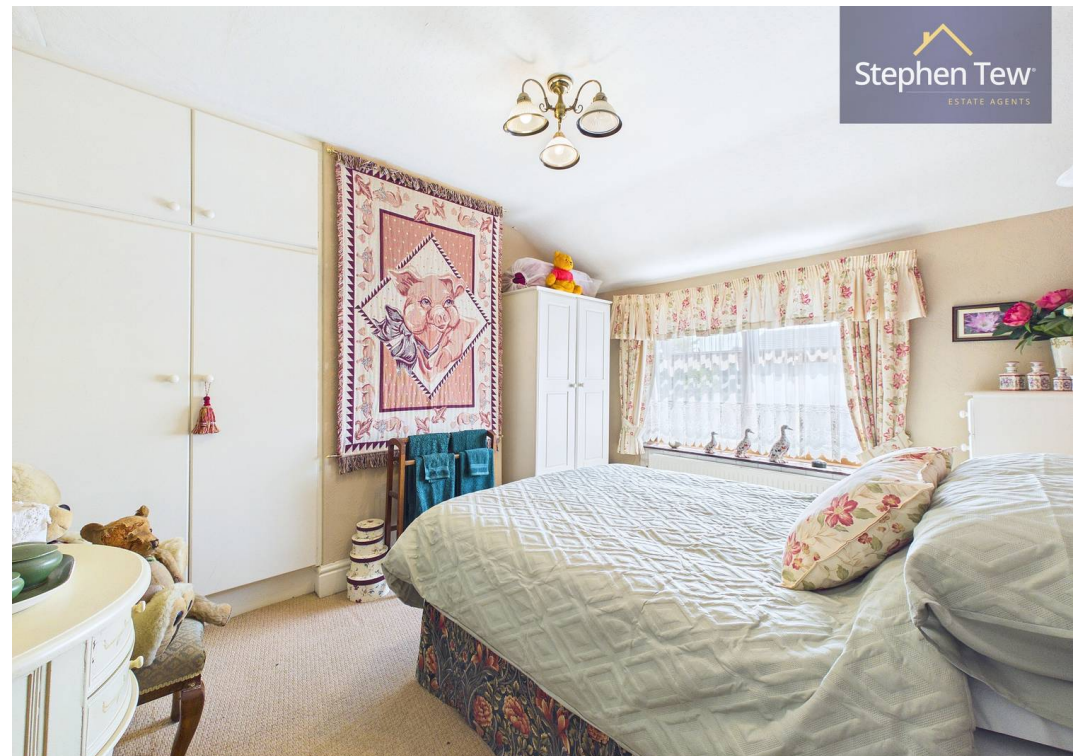
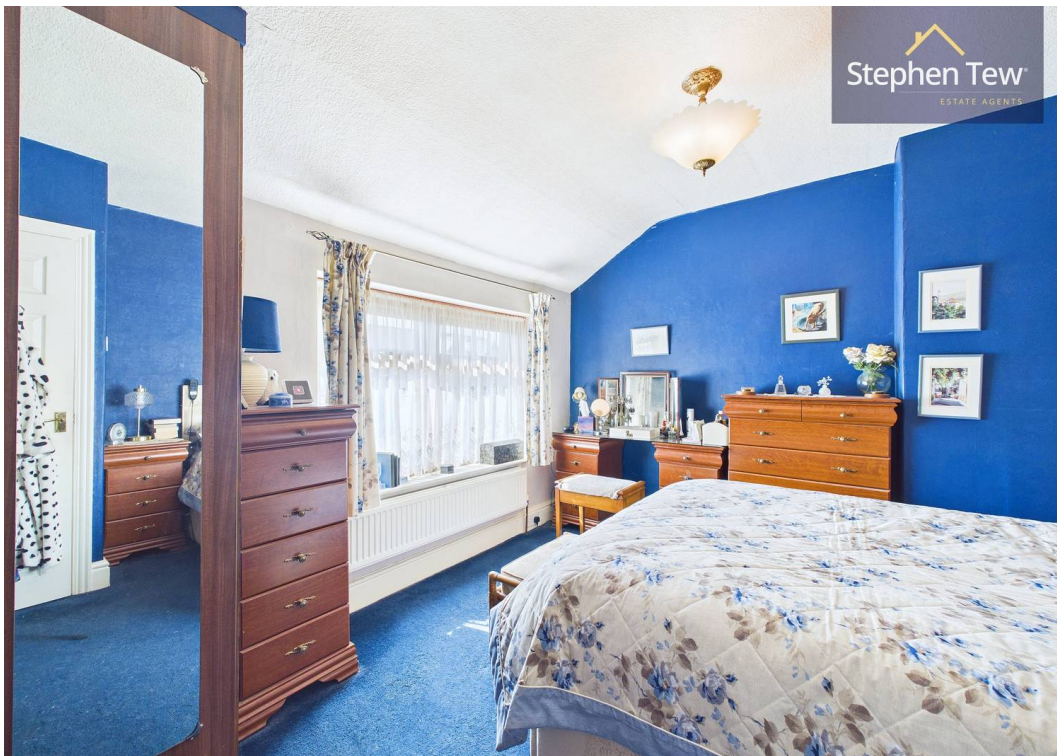
Bedroom 2
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Bedroom 3
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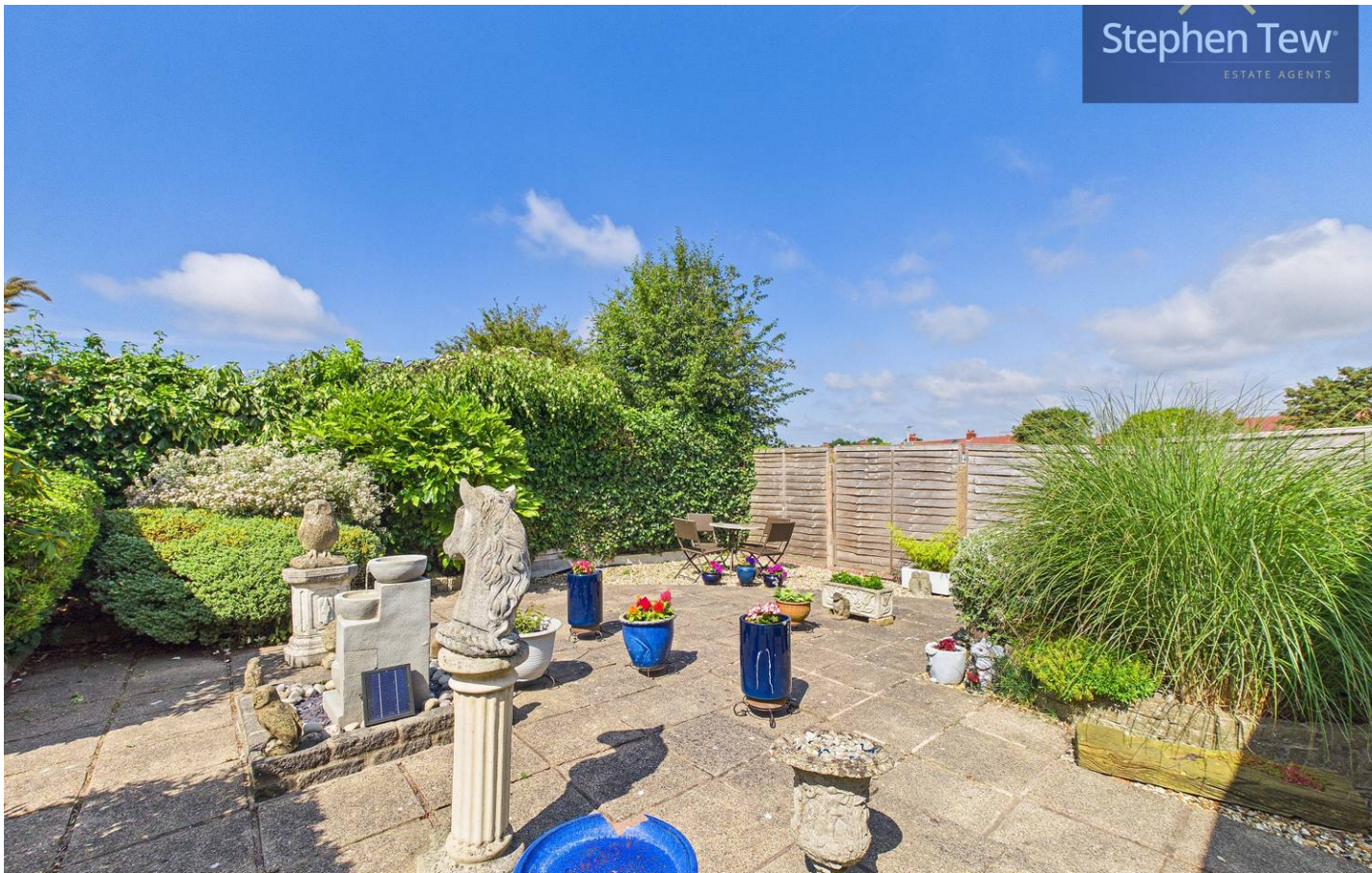
REAR GARDEN

DRIVEWAY

3 Parking Spaces

GARAGE

Single Garage





Floor 1 Building 1



Floor 2 Building 1



Approximate total area⁽¹⁾
1440 ft²
133.8 m²

Reduced headroom
12 ft²
1.1 m²

(1) Excluding balconies and terraces

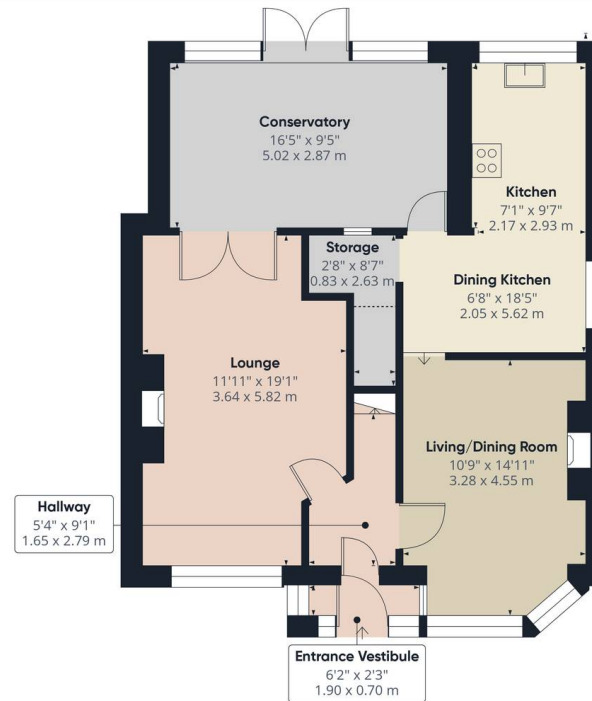
Reduced headroom
Below 5 ft/1.5 m

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 Building 2



Floor 1 Building 1



Approximate total area⁽¹⁾
741 ft²
68.9 m²

Reduced headroom
12 ft²
1.1 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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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