

22 Sherbourne Road, Blackpool

Blackpool

Offers Over £140,000

22 Sherbourne Road

Blackpool

This spacious mid-terraced house offers versatile accommodation and is ideally positioned in a convenient location, making it an excellent choice for families or investors. The property is offered with no onward chain, allowing for a smooth and swift purchase. Upon entering, you are welcomed by an entrance vestibule that leads into a hallway, providing access to a separate WC for added convenience. The ground floor features a generous lounge, a separate living room, and a fitted dining kitchen, creating flexible spaces for both relaxation and entertaining.

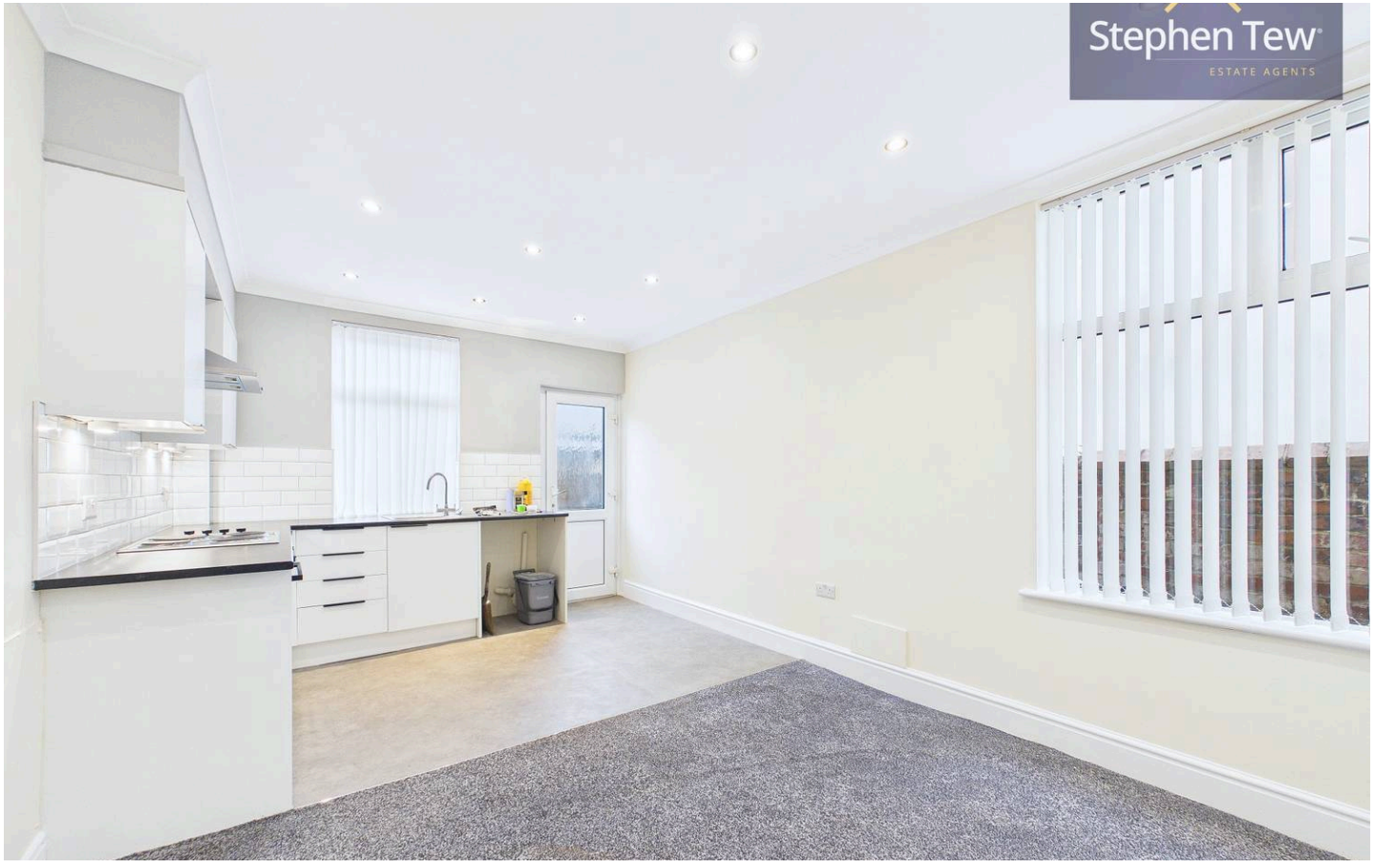
Upstairs, there are four well-proportioned bedrooms, a modern bathroom, and an additional separate WC, all designed to cater to the needs of a growing household. The home benefits from gas central heating and uPVC double glazing throughout, ensuring comfort and energy efficiency in every season.

Externally, the property boasts an enclosed, landscaped front garden area that offers an attractive approach and a pleasant outlook from the main living spaces. To the rear, there is an enclosed paved yard with gated access, providing a practical outdoor area that is easy to maintain and ideal for a variety of uses (such as alfresco dining or secure storage). The outdoor spaces are well-suited to those seeking low-maintenance living while still enjoying the benefits of private and secure gardens. This property represents an excellent opportunity to acquire a well-presented, spacious home in a popular location, with the added advantage of no onward chain to simplify the moving process.
Council Tax band: C

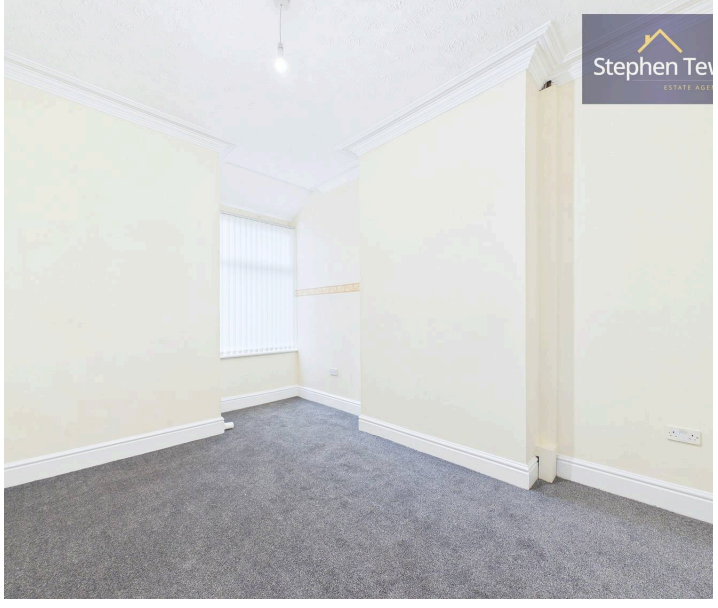
Tenure: Freehold

- Spacious Mid Terraced House situated in a convenient location with no onward chain
- Entrance Vestibule, Hallway, Separate WC, Lounge, Living Room, Fitted Dining Kitchen
- 4 Bedrooms, Modern Bathroom and Separate WC
- Gas Central Heating, uPVC Double Glazing
- Front garden area, enclosd paved rear yard









Entrance Vestibule
4' 0" x 4' 6" (1.21m x 1.38m)

Hallway
21' 6" x 3' 11" (6.56m x 1.20m)

Lounge
16' 2" x 12' 0" (4.94m x 3.66m)

Living Room
12' 9" x 10' 8" (3.89m x 3.24m)

WC
7' 4" x 5' 5" (2.24m x 1.66m)

Dining Kitchen
17' 1" x 10' 10" (5.21m x 3.30m)

Landing

Bedroom 1
13' 1" x 9' 0" (4.00m x 2.75m)

Bedroom 2
12' 9" x 10' 7" (3.88m x 3.22m)

Bedroom 3
13' 8" x 7' 11" (4.17m x 2.41m)

Bedroom 4
9' 10" x 7' 3" (2.99m x 2.20m)

Bathroom
7' 11" x 8' 8" (2.42m x 2.63m)

WC
5' 2" x 2' 10" (1.57m x 0.87m)







Entrance Vestibule
4' 0" x 4' 6" (1.21m x 1.38m)

Hallway
21' 6" x 3' 11" (6.56m x 1.20m)

Lounge
16' 2" x 12' 0" (4.94m x 3.66m)

Living Room
12' 9" x 10' 8" (3.89m x 3.24m)

WC
7' 4" x 5' 5" (2.24m x 1.66m)

Dining Kitchen
17' 1" x 10' 10" (5.21m x 3.30m)

Landing

Bedroom 1
13' 1" x 9' 0" (4.00m x 2.75m)

Bedroom 2
12' 9" x 10' 7" (3.88m x 3.22m)

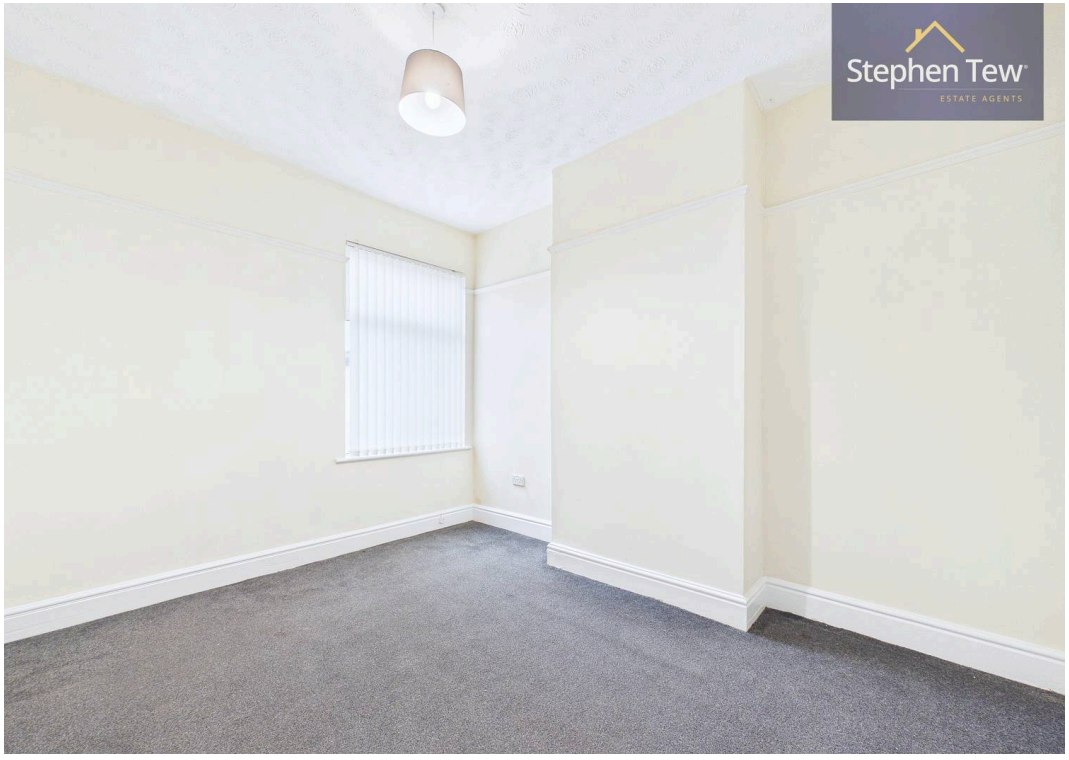
Bedroom 3
13' 8" x 7' 11" (4.17m x 2.41m)

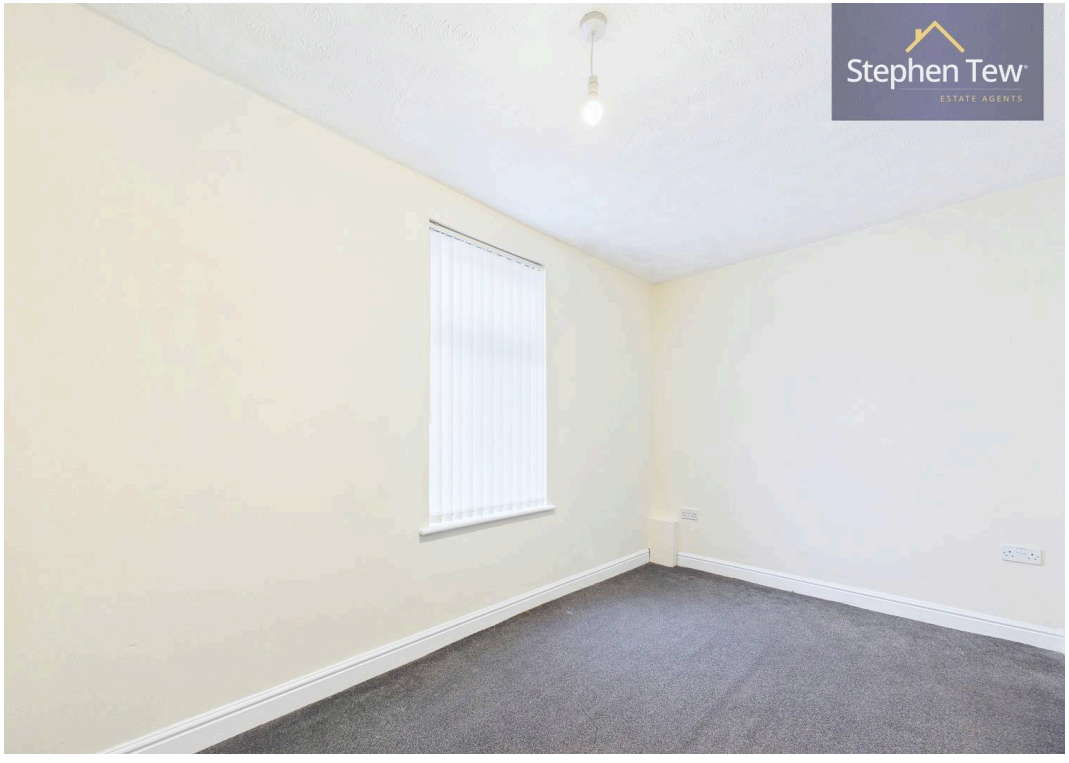
Bedroom 4
9' 10" x 7' 3" (2.99m x 2.20m)

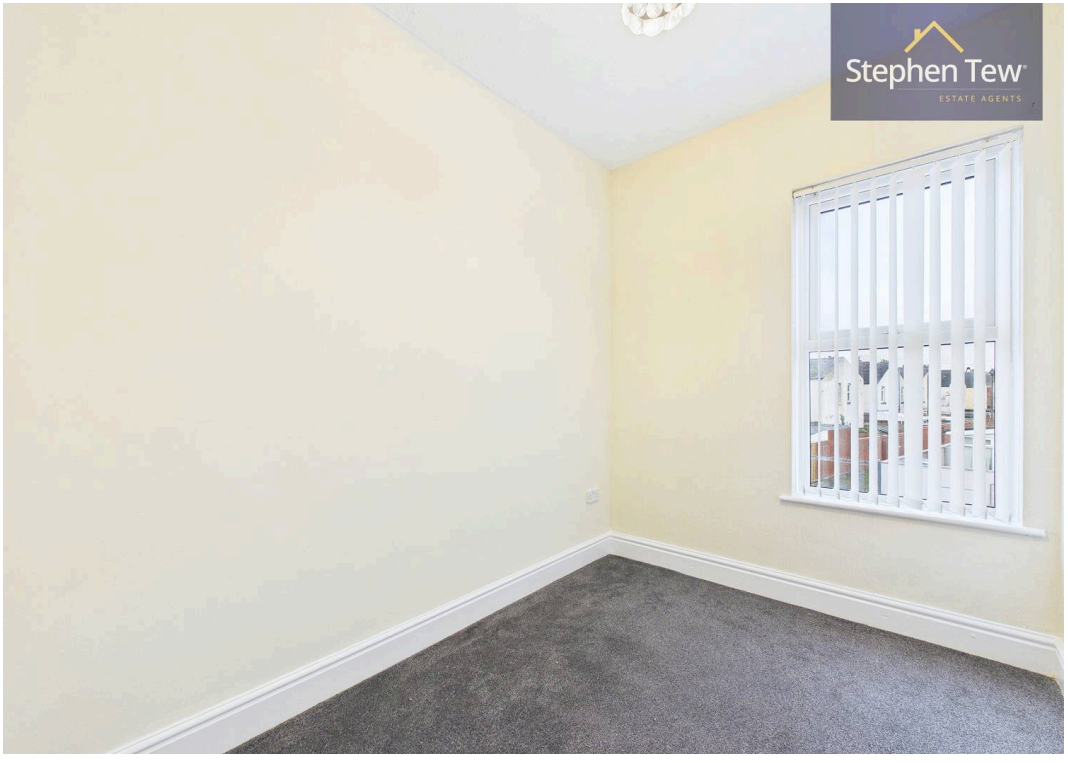
Bathroom
7' 11" x 8' 8" (2.42m x 2.63m)

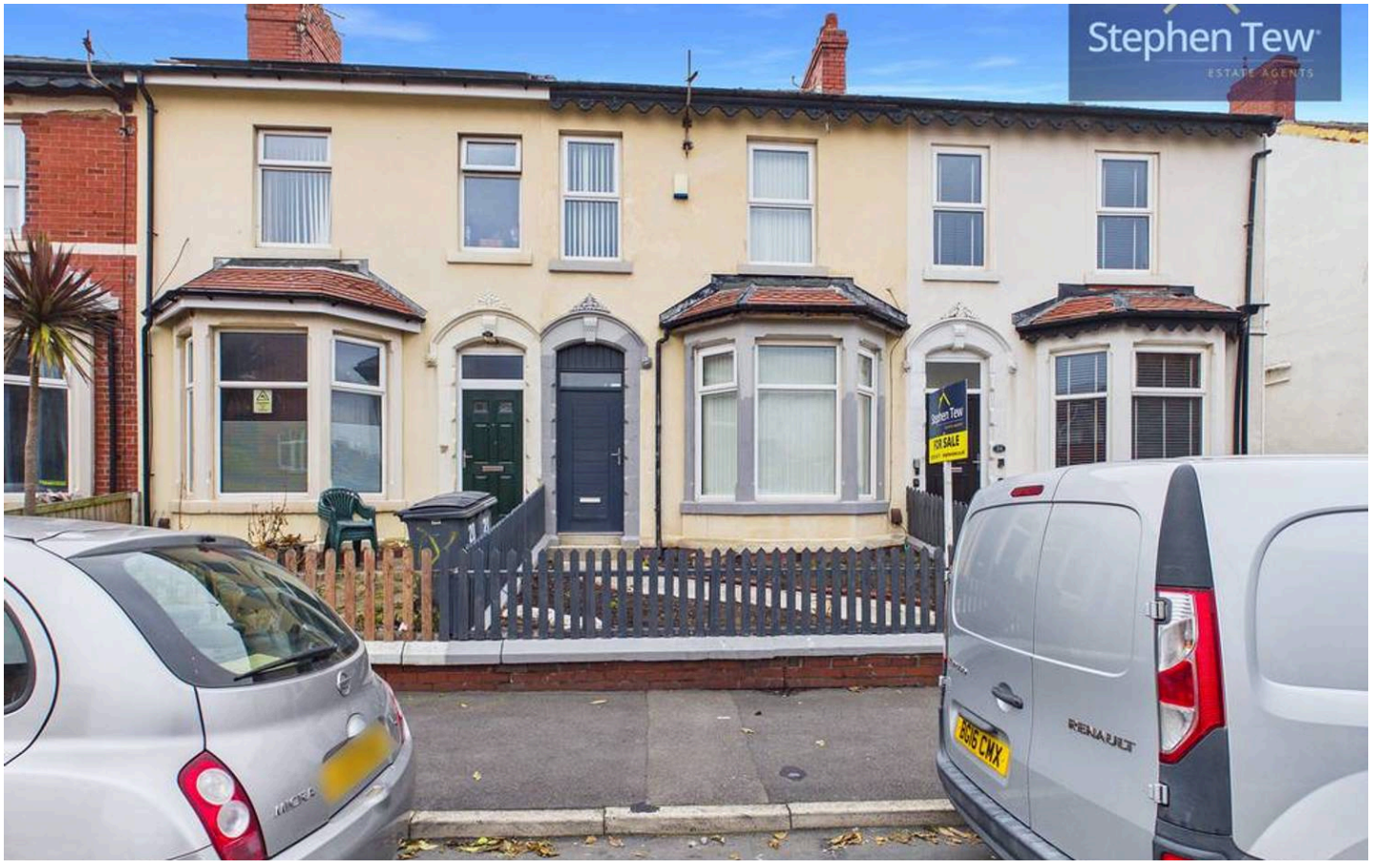
WC
5' 2" x 2' 10" (1.57m x 0.87m)

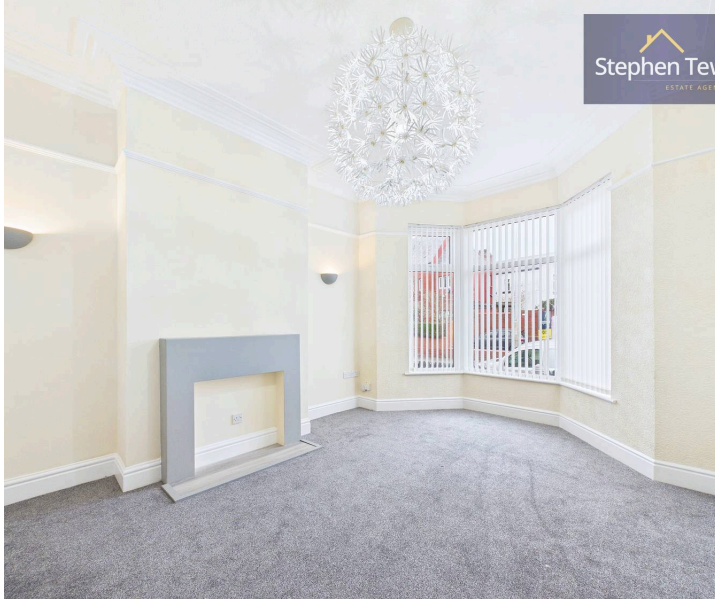














FRONT GARDEN

Enclosed landscaped front garden area.

REAR GARDEN

Enclosed paved rear yard with gated access.

ON STREET

1 Parking Space



Floor 1

Approximate total area(1)

677 ft²

63 m²

Reduced headroom

11 ft²

1.1 m²

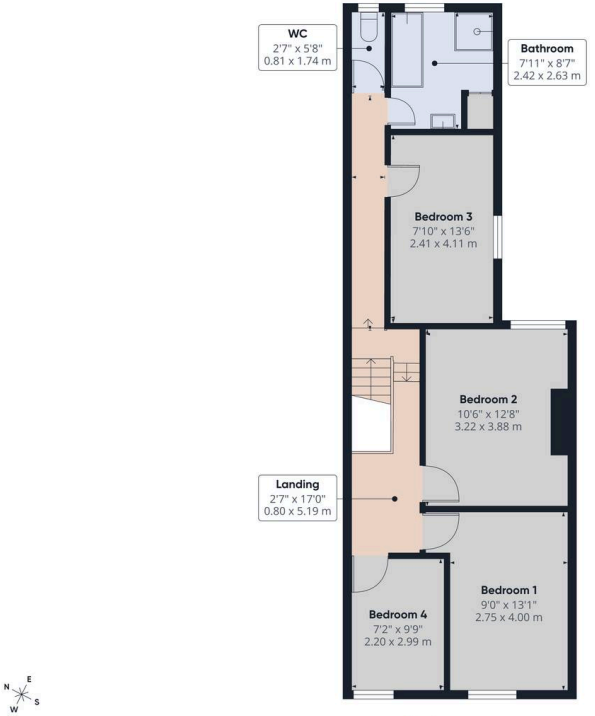
(1) Excluding balconies and terraces

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.

GIRAFFE360



Floor 2

Approximate total area(1)

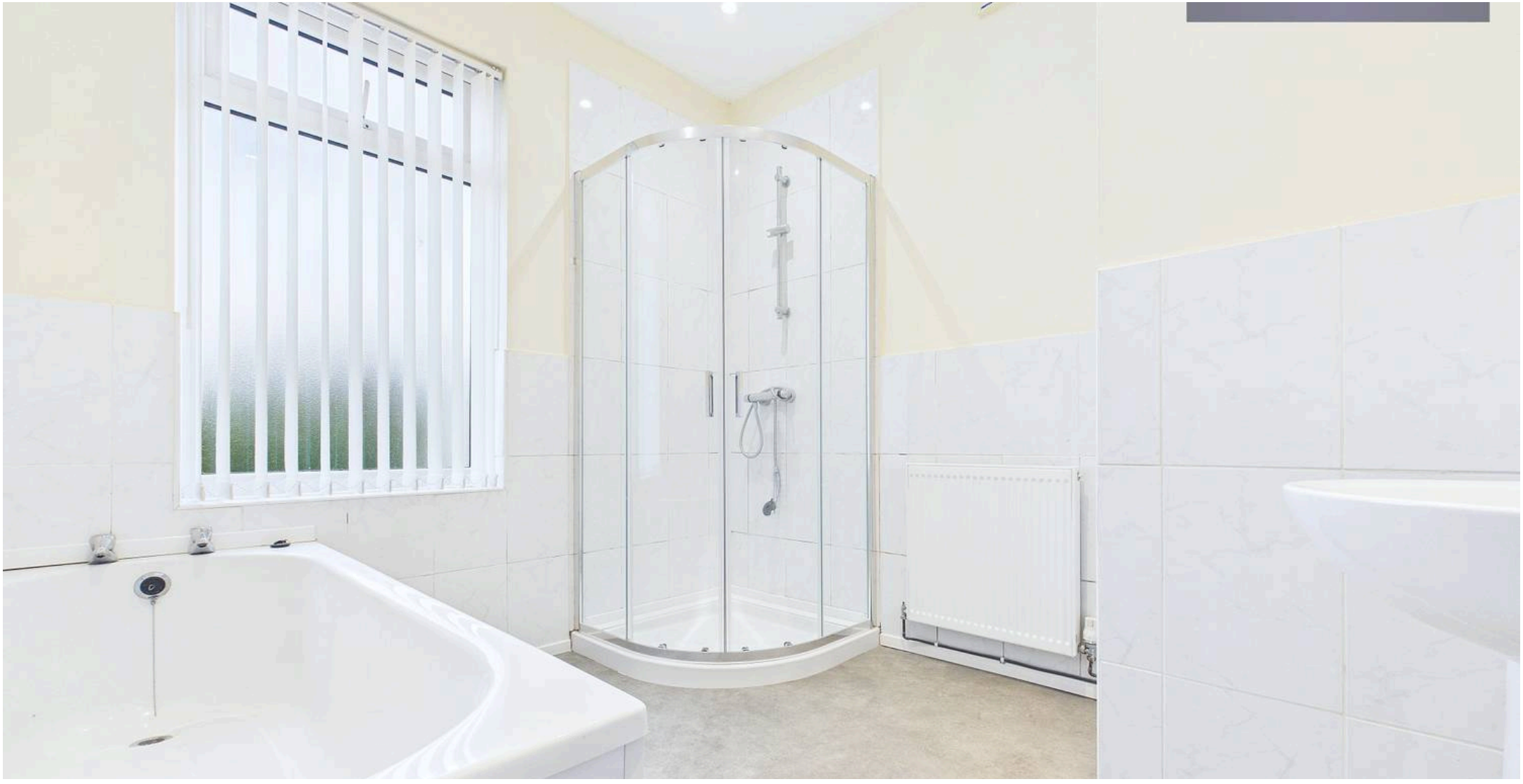
628 ft²

58.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Stephen Tew Estate Agents

Stephen Tew Estate Agents, 132 Highfield Road - FY4 2HH

01253 401111

info@stephentew.co.uk

www.stephentew.co.uk