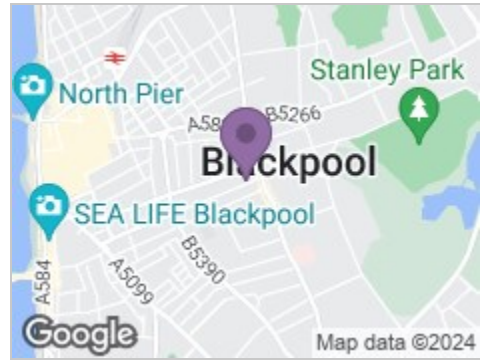
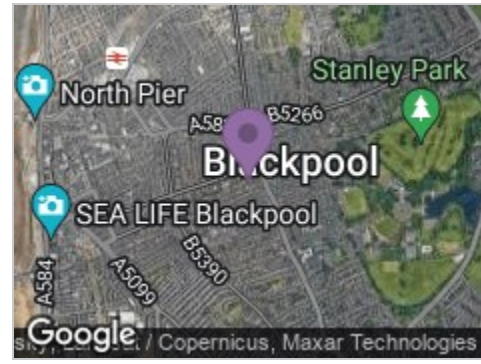


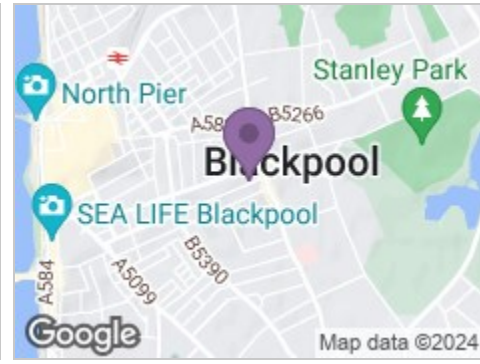
Road Map



Hybrid Map



Terrain Map



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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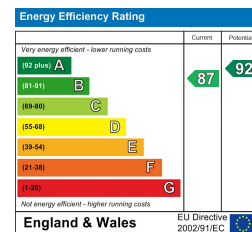
187 Reads Avenue
£385,000

Viewings

Please contact our iMove Sales & Lettings Office on 01253 883311 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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187 Reads Avenue

£385,000



Introduction

This large property on Reads Avenue presents a range of opportunities. Reads Avenue is in the Raikes conservation area of Blackpool, just off Whitegate Drive, within close proximity of local amenities.

The property dates back to the early 1900s and retains many of the art deco original features such as decorative ceilings and wall panels. The original applied mouldings give houses of this age a character all of their own.

Upgrades from 2019 have led to the creation of a full 2nd floor with modern bedroom, En-suite and storage.

This large gabled detached house hides behind a huge laurel hedge and comprises five bedrooms, three bathrooms, two reception rooms and a side annexe.

The gardens are larger than one would imagine from the street with a central lawn and raised patio area.

Viewing is strongly recommended to appreciate the space, character and charm that this property has to offer.

Porch

On approach, glazed door leading into entrance porch with glazed windows to both sides. UPVC front door with window pane to the both sides.

Reception Hall

20'11" x 12'4"

Two UPVC double glazed windows encapsulating original decorative stained glass design to side. Doors to ground floor rooms and access to adjoining side annexe. Solid oak curved staircase leading to first floor. Corniced ceiling with ornate detailed paneling and radiator. Carpeted floor and stairs.

The decorative ceiling is a particular feature, helped by the large side window by the first landing which demonstrates the daylight reaching into the building

Reception Room One

19'3" x 17'10"

Large UPVC double glazed bay window to the front. Feature recessed inglenook Adams style fireplace with window lights either side and incorporating tiled back and hearth with gas fire. Corniced ceiling with ornate detailed paneling to ceiling and walls. Much of the moulding detail is picked out in gold paint, nicely balanced by minor decoration on the ceiling.

Reception Room Two

20'0" x 17'5"

UPVC double glazed bay window encapsulating original decorative stained glass. Double opening French style patio doors leading to rear garden.

The rear reception mirrors the shape of the front room, but with the original fireplace and modern double doors to the garden. The ceiling here is more adventurous and the plaster detail compensatingly absent.

Dining Kitchen

24'8" x 10'11"

UPVC double glazed windows to the rear and side. timber and glazed exterior door to the side. Fitted wall and base units with worktop above, inset resin one and half bowl sink and drainer with mixer tap. "Leisure Rangemaster" gas range cooker with wall mounted extractor fan above. Integrated dishwasher. Plumbed for washing machine. Vinyl flooring, radiator and wall and ceiling lights.

Side Annexe

The side annexe is reached from a new staircase off the hall underneath the feature hallway staircase. This single glazed space has windows to front and rear, with a matching room above with reduced headroom. The current owners use this as a workshop and storage space.

First Floor Landing

Feature UPVC double glazed stained glass leaded window to the side on half landing. The cranked staircase reaches the first floor landing, off which there are five matched doors to four bedrooms and a family bathroom. The smaller two of these are currently used as office workspaces and both have been additionally insulated. All the bedrooms have significant storage built in.

Bedroom Two

19'1" x 18'0"

Large UPVC double glazed bay windows to the front and inglenook with chimney breast and flanking lights to the side of the room. The room has a good deal of decorative moulding, along with matching fixed furniture, wardrobes and display space. Access through to En suite.

Bedroom Two En Suite

8'0" x 6'3"

Double glazed opaque window to the side. Three piece suite comprising; step in tiled shower enclosure, wall mounted mixer shower controls with overhead rain shower, wall hung ceramic washbasin with antique brass period taps and low level flush WC. Half tiled ceramic walls, vinyl flooring, extractor fan and radiator.

Bedroom Three

17'7" x 16'2"

Large UPVC double glazed window to the rear with decorative stained glass lights above and inglenook with chimney breast and flanking lights to the side of the room. Built in floor to ceiling wardrobes. Corniced ceiling with ornate detailed ceiling paneling.

Bedroom Four

13'8" x 10'2"

Double glazed window to the front and radiator. The front bedroom (presented as office) has a large floor-to-ceiling storage unit and a range of office-type shelving opposite. The window feature matches the shape of the lobby frontage immediately below.

Bedroom Five

10'11" x 9'6"

Window to rear overlooking the rear garden. The rear office is a compact space with an overhead bed and a lot of office-type storage.

Family Bathroom

9'1" x 8'0"

Obscure window to the side. Three-piece suite comprising: - mahogany panelled bath with fitted glass shower screen and combined period mixer taps and shower attachment, ceramic period washbasin and taps mounted onto mahogany vanity unit and period style low level flush WC. Half tiled ceramic walls and splash-backs, wall light points, vinyl flooring and radiator.

Second Floor Landing

The staircase continues upwards in a style consistent with the lower section, leading to the recently converted roof space. This suite comprises a huge bedroom, off which are large and small dressing rooms and, hidden in the gable that faces the street, a surprisingly large shower room with copious storage.

Bedroom One

17'5" x 12'0"

Fully upgraded circa 2019 to create a generous and open main bedroom to the top floor. 4x Velux skylights to rear. Open space with alcove storage and built in wardrobes. LED ceiling lights, electric radiator and carpet. Access through to En suite bathroom. A further space houses the inverter for the solar panels and offers even more storage.

Bedroom One En-Suite

14'2" x 5'6"

Three piece bathroom suite comprising; walk in twin shower, low flush WC with built in bidet and smart seat and countertop wash hand basin. Mirrored bathroom cupboards. Storage cupboards. Tiled walls and floors, chrome towel heater and LED lighting to ceiling. Under floor heating.

Front Exterior

The substantial laurel hedge hides the frontage from passing traffic. Driveway to side providing off road parking for one vehicle. Steps up to front door.

Water stopcock in street next to Virgin connection box. Side access through a substantial gate leads to the rear garden.

Rear Exterior

The rear garden is accessed from the rear reception room or the workshop and has an octagonal rough lawn at its core. There is a short staircase lined with terracotta mouldings to the upper 'secret' garden (which includes a small pond) The garden is

dominated by a productive apple tree (cooking apples), and includes a matched pair of silver birch. There are several established bushes providing a range of colour throughout the year.

The double brick built outhouse contains the combi boiler at the near end and has power, gas, sink with hot and cold water.

Key Information

Tenure - Freehold

EPC Rating - B

Council Tax Band - E - Blackpool Borough Council.

Gas Central Heating

Solar Panels to rear elevation (flush with roof tiles)

PV Diverter easily accessible from Bedroom One access cupboard.

Approx. energy cost £1600 per annum via Eon (as of 2024)

*Property falls within Raikes Hall Conservation Area. This is managed by Blackpool Borough Council's Conservation & Built Heritage Team. Any development will be subject to planning permission.

