



11 Napier Avenue, South Shore,
Blackpool, FY4 1PA

£325,000

***** STUNNING CONTEMPORARY FAMILY HOME near the
SEAFRONT *****

This **BEAUTIFUL** and spacious property is a credit to the present owner, immaculately presented with a **STYLISH** contemporary theme throughout.

Briefly comprising **FIVE DOUBLE** bedrooms, **THREE** bathrooms, two of which are **EN-SUITE**, three of which have **DRESSING ROOMS**. The living accommodation is no less impressive with **TWO** lounge areas, a dining room, **OFFICE** and **GYM** with its own external access and an **OUTSTANDING** fitted kitchen with integrated appliances.

Externally there are landscaped, lower maintenance gardens, off street parking and a location within just 0.2 miles of the **SEAFRONT** and promenade.

Truly a MUST SEE !

- **FIVE DOUBLE** bedrooms
- **THREE** stylish bathrooms
- **FIVE** reception areas
- **STYLISH** integrated kitchen

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1948.



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- **STUNNING master bathroom**
- **UPVC double glazed**
- **Gas central heating**
- **Landscaped gardens**
- **Off street PARKING**
- **Close to SEAFRONT**

Vestibule: Double glazed composite front door and window, Decorative tiled floor. Open to:-

Reception Hall: Meter cupboard, Wood effect flooring, Feature radiator.

Ground Floor WC: Low flush WC with wash basin, Half tiled walls.

Living Room: 22'6" x 12'2" (6.86 m x 3.71 m) Media wall, Two display/storage units with display shelving, Wood effect flooring, UPVC double glazed bay window, Two feature radiators. Open to:-

Dining Kitchen: 28'4" x 9'11" (8.64 m x 3.02 m)

.... **Kitchen Area:** 17'5" x 9'11" (5.31 m x 3.02 m) Beautiful range of stylish fitted wall and base cupboard units with marble effect worktops, Integrated appliances to include: Double oven and grill, Hob, Dishwasher, Fridge and Freezer. Part tiled splash back and part marble effect panelled walls, Colour coordinated sink with mixer tap, Wood effect flooring, Feature radiator. Directly open to:-

.... **Lounge Area:** 10'11" x 9'11" (3.33 m x 3.02 m) Fitted display unit, UPVC double glazed patio doors to the rear garden.

Dining Room: 15'1" x 9'0" (4.60 m x 2.74 m) Display unit, Wood effect flooring, Feature radiator.

Office: 8'6" x 6'10" (2.59 m x 2.08 m) Wood effect flooring, UPVC double glazed patio doors to the rear garden, Radiator.

Utility Room: 8'2" x 6'6" (2.49 m x 1.98 m) Fitted base cupboards, Complementary worktop, Plumbed for washing machine, UPVC double glazed rear door, Wood effect flooring.

Gym: 12'10" x 6'7" (3.91 m x 2.01 m) UPVC double glazed composite external door, Cushioned flooring.

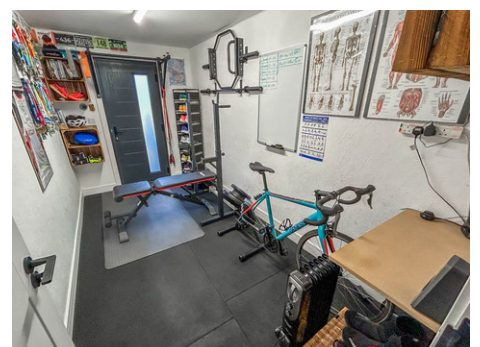
First Floor:

Landing: Staircase to the second floor, UPVC double glazed window, Feature radiator.

Boiler Room: Housing combi gas central heating boiler, Storage space.

Bedroom 1: 13'1" x 10'10" (3.99 m x 3.30 m) UPVC double glazed bay window, Feature radiator with integral mirror.

Dressing Room 1: UPVC double glazed window, Feature radiator.



En-Suite 1: Stunning en-suite comprising; Integrated low flush WC and vanity wash basin, Marble effect panelled walls, Tiled floor.

Bedroom 2: 8'10" x 8'5" (2.69 m x 2.57 m) UPVC double glazed window, Radiator.

Bedroom 3: 11'4" x 9'11" (3.45 m x 3.02 m) UPVC double glazed window, Feature radiator with integral mirror.

Dressing Room 2: UPVC double glazed window.

En-Suite 2: Large shower cubicle, Integrated low flush WC and vanity wash basin, Beautiful marble effect panelled walls and matching floor.

Second Floor: UPVC double glazed window, Feature radiator.

Second Floor Landing: Built in storage cupboard, UPVC double glazed window.

Bedroom 4: 14'2" x 9'10" (4.32 m x 3.00 m) Loft access, UPVC double glazed window, Radiator.

Master Bathroom: Stunning four piece bathroom comprising; Free standing bath, Separate shower cubicle, Integrated low flush WC and vanity wash basin, Marble effect panelled walls and matching tiled floor, UPVC double glazed window, Heated towel rail/radiator.

Bedroom 5: 13'1" x 8'0" (3.99 m x 2.44 m) UPVC double glazed window, Radiator.

Outside:

Front: Flowerbeds and resin driveway.

Rear: Enclosed, landscaped rear gardens, Large paved patio, Inset and bordering flowerbeds, Stepping down to second tiled patio area.

Parking: Off street parking to the front.

Heating: Gas central heating (NOT TESTED).

Tenure: We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - D £2277.00 (2024/25)

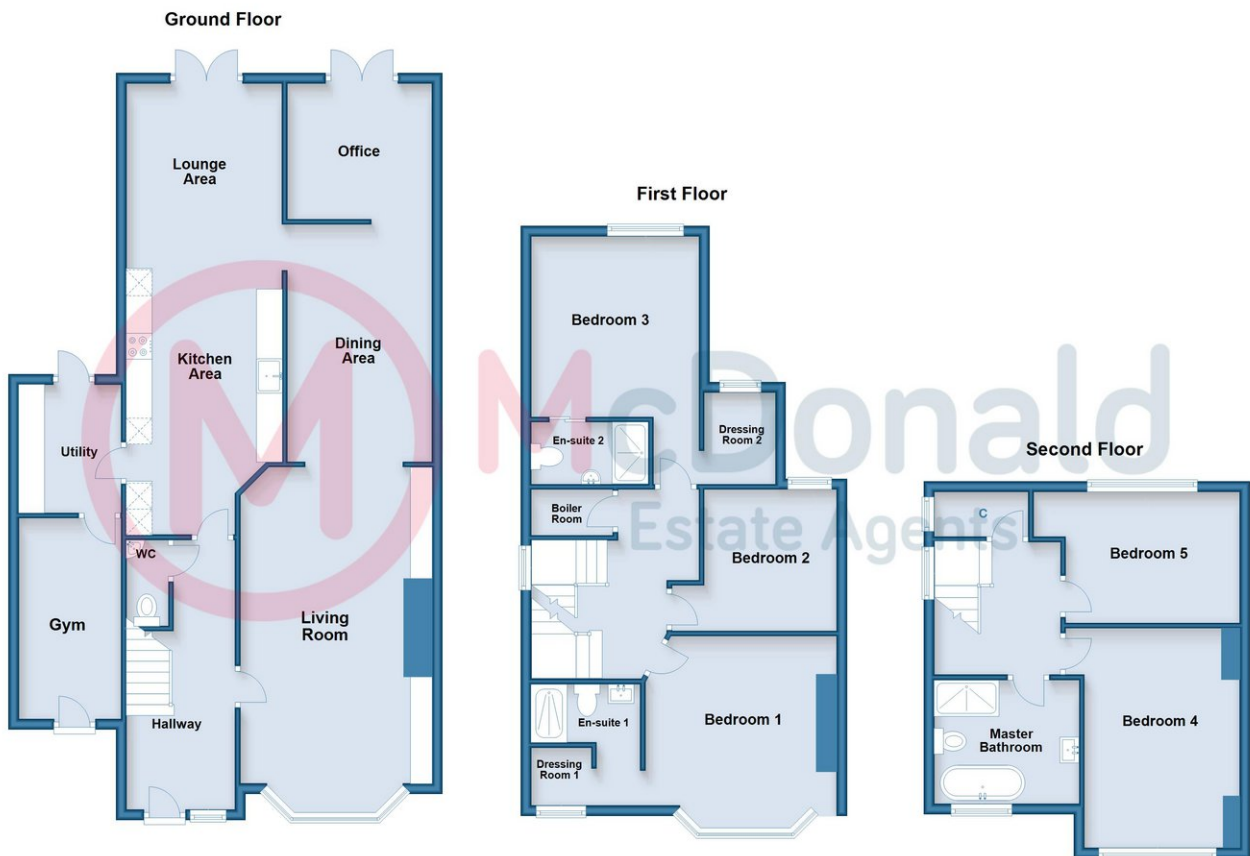


Directions: Take The Promenade heading south, after passing Blackpool Pleasure Beach bear left onto Clifton Drive, first left onto Burlington Road West and finally first right into Napier Avenue.

General Disclaimer: Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Plan produced using PlanUp.

11 Napier Avenue

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