



31 Westfield Avenue, Blackpool,
FY3 7LU

£174,950

***** Spacious True Bungalow on an Exceptional Plot *****

This well-presented semi-detached true bungalow sits on a truly impressive plot, with rear gardens extending over 100 feet—perfect for outdoor living and gardening enthusiasts.

The property offers generous accommodation throughout, including a 14ft x 12ft lounge, two double bedrooms, a modern shower room, and a stunning 24ft x 8ft dining kitchen, ideal for entertaining. A UPVC utility/conservatory provides additional space and opens directly onto the extensive, established rear gardens.

Further benefits include ample off-road parking and a brick-built garage.

Offered with no onward chain.

- EXTENSIVE plot
- DINING kitchen over 24ft
- Two DOUBLE bedrooms
- Parking PLUS garage

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- Utility / Conservatory
- UPVC double glazed
- Gas central heating
- No chain

Vestibule: Panelled walls, UPVC double glazed front door.

Hall: Loft access, Wood effect laminate flooring.

Lounge: 14'0" x 12'1" (4.27 m x 3.68 m) Built in display cupboard to one alcove, Coved ceiling, Picture rail, UPVC double glazed bay window, Radiator.

Bedroom 1: 12'0" x 11'10" (3.66 m x 3.61 m) Coved ceiling, Picture rail, UPVC double glazed window, Double radiator.

Bedroom 2: 9'11" x 9'0" (3.02 m x 2.74 m) Picture rail, UPVC double glazed window, Radiator.

Shower Room: Modern three piece shower room comprising; Shower unit and tray, Integrated vanity wash basin, Low flush WC, Panelled walls, UPVC double glazed window, Heated towel rail/radiator.

Dining Kitchen: 24'7" x 8'0" (7.49 m x 2.44 m) Fitted base cupboards, Roll edge worktops, Stainless steel sink, Built in oven/grill, '6' ring hob, Plumbed for dishwasher, Three UPVC double glazed windows, Radiator.

Utility Room / Conservatory: 14'2" x 6'1" (4.32 m x 1.85 m) Plumbed for washing machine, Tiled floor, UPVC double glazed windows and patio door.

Outside:

Rear: Extensive rear gardens, Raised timber deck, Paved patio, Mostly lawned, Numerous established plants, shrubs and trees, Timber shed, Greenhouse, Over 100' in length, Excellent level of privacy.

Garage: Brick detached garage.

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 - C £2126.41 (2025/26)

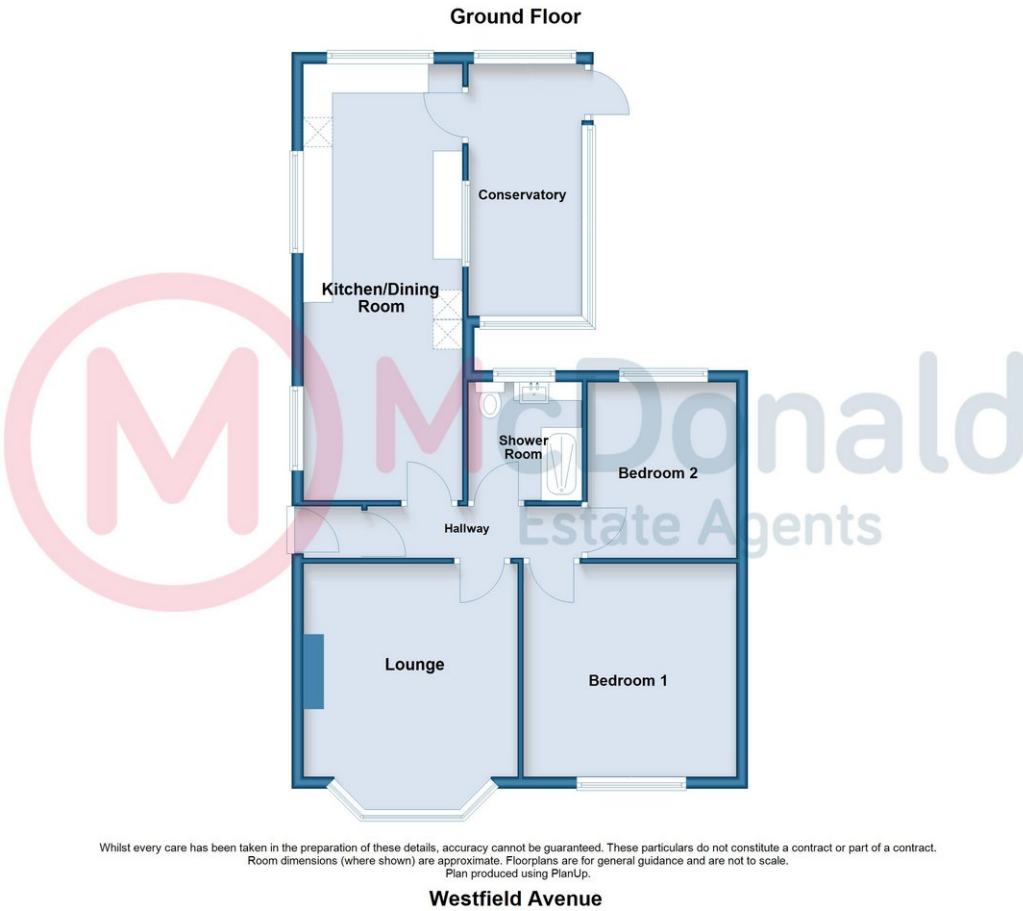


Directions: Take Westcliffe Drive to Plymouth Road roundabout and take the 1st exit onto Plymouth Road and turn right onto Mowbray Drive which becomes Westfield Avenue.

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		74
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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