



10 Lunedale Avenue, Blackpool

Blackpool

Offers Over **£140,000**

10 Lunedale Avenue

Blackpool, Blackpool

Nestled in a popular location, this well presented extended 2 bedroom mid-terraced house offers a perfect blend of modern living and convenience. The property boasts a well-designed layout, featuring a welcoming hallway, open plan lounge/diner with a cosy log burner, and a fitted kitchen with the latest integrated oven and hob. Upstairs, there are two double bedrooms, a stylish three-piece bathroom suite, and a versatile loft room, providing ample space for a growing family. Noteworthy upgrades include a new roof on the kitchen extension, uPVC double glazed rear door and new radiators in the dining room, all completed in 2023.

Step outside into the enchanting outdoor space where you will find a gravel front garden and a west-facing rear garden. The rear garden, a true oasis, features a mix of gravel, artificial grass, and paving, with decking towards the rear leading to a charming summer house. This tranquil outdoor retreat is perfect for entertaining, relaxing, or simply enjoying the fresh air. The property's prime location ensures easy access to nearby schools, shops, and local amenities, making it an ideal choice for those seeking a comfortable and well-connected lifestyle.

Council Tax band: A

Tenure: Freehold

- Extended 2 Bedroom Mid-Terraced House
- Hallway, Open Plan Lounge/Diner with Log Burner, Fitted Kitchen with integrated oven and hob installed in 2023
- 2 Double Bedrooms, 3 piece suite Bathroom, Loft Room
- Enclosed Garden with Summer House
- Conveniently Located for Schools, Shops and Local Amenities
- Boiler in the Kitchen, last serviced March 2024
- New radiators fitted in dining room 2023
- New roof on the kitchen extension 2023
- UPVC double glazed rear door installed 2023





Hallway

13' 4" x 5' 9" (4.07m x 1.74m)

Entrance hallway, laminate flooring, character window, under stairs storage leading to.

Lounge / Diner

27' 0" x 10' 0" (8.22m x 3.05m)

Open plan Lounge / Diner with bay window to the front of the property, Log burning stove in the dining area, double glazed patio doors leading to garden. Radiator to side.

Kitchen

15' 3" x 5' 8" (4.66m x 1.72m)

Recently fitted kitchen, integrated oven and hob, eye level units, space for fridge freezer and washing machine. UPVC double glazed window, door leading to rear garden.





Landing

7' 3" x 2' 9" (2.20m x 0.84m)

leading to bedrooms, bathroom and loft room.

Bedroom 1

13' 6" x 9' 11" (4.11m x 3.03m)

Double bedroom to the front of the property, UPVC double glazed bay window, radiator.

Bedroom 2

14' 0" x 9' 9" (4.27m x 2.98m)

Double bedroom to the rear of the property overlooking the rear garden, large UPVC double glazed bay window, fitted wardrobes.

Bathroom

7' 5" x 5' 11" (2.27m x 1.80m)

Modern tiled three piece bathroom suite, overhead shower. Heated towel rail, UPVC double glazed window.

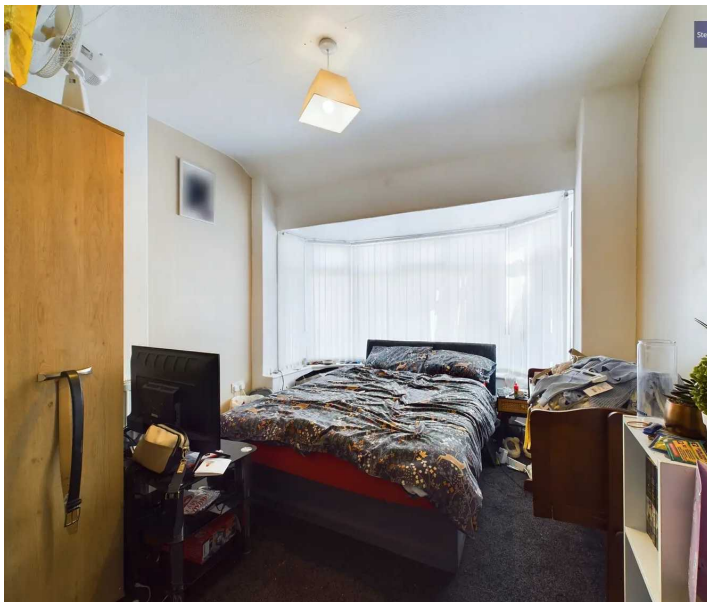
Loft room

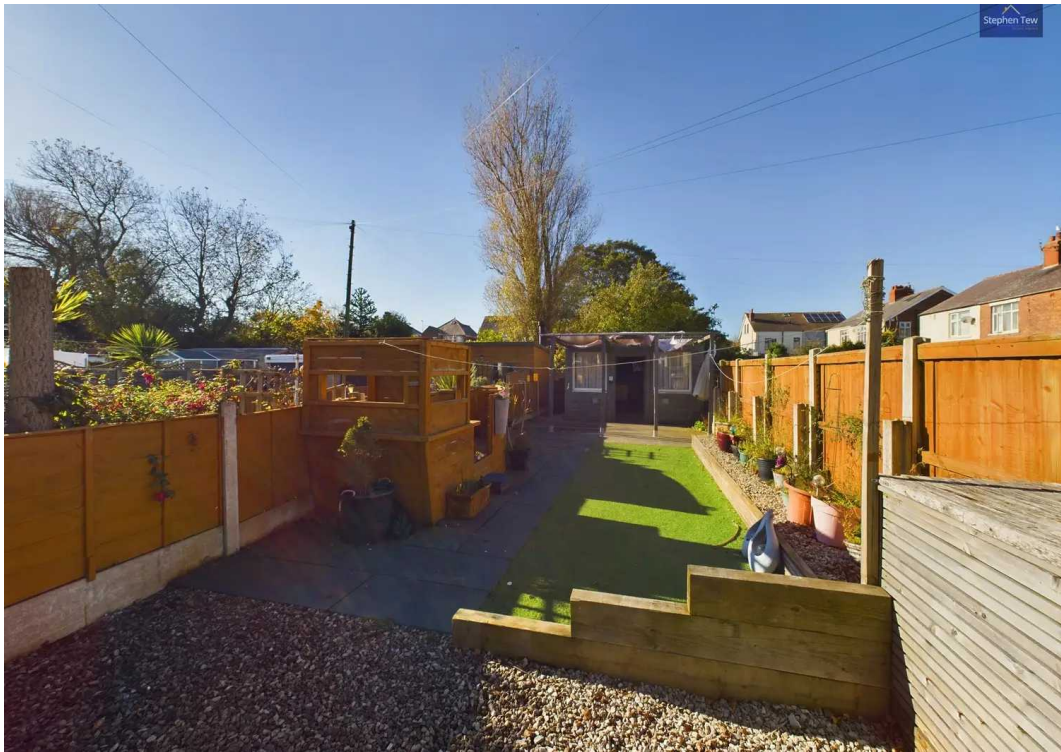
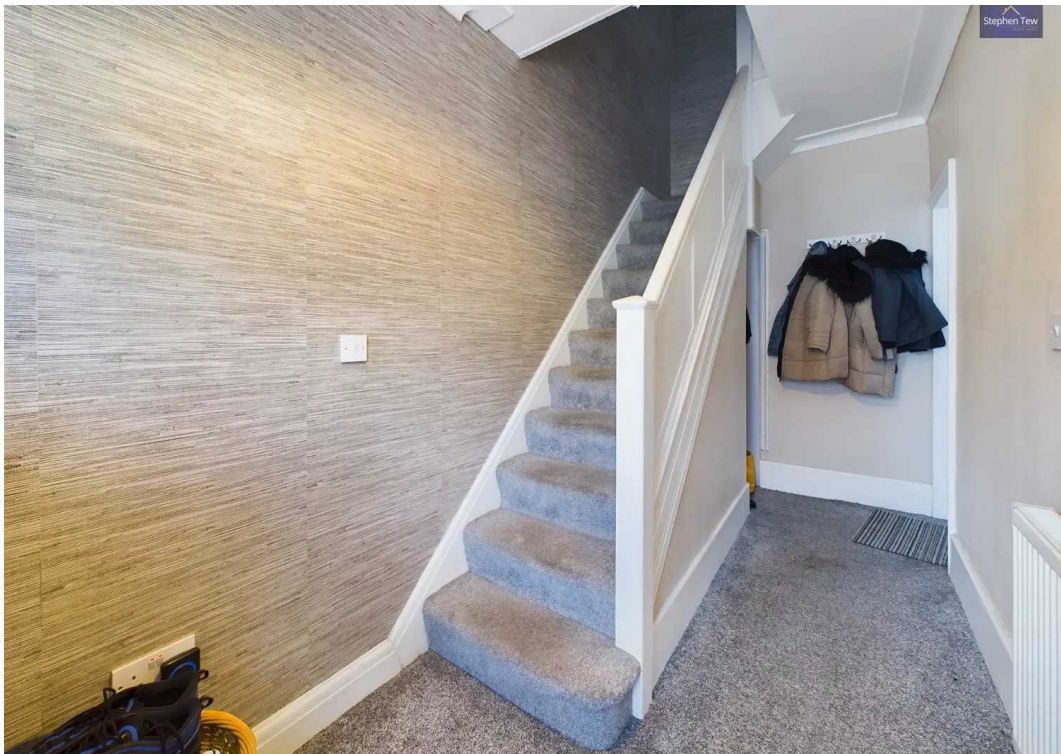
14' 0" x 14' 8" (4.27m x 4.47m)

Quirky loft conversion situated on the 2nd floor, dual sky light double glazed windows, storage area, radiator. Overhead spotlights.

Garden Summer House

Summer House, power connected, carpeted.







FRONT GARDEN

Gravel front garden.

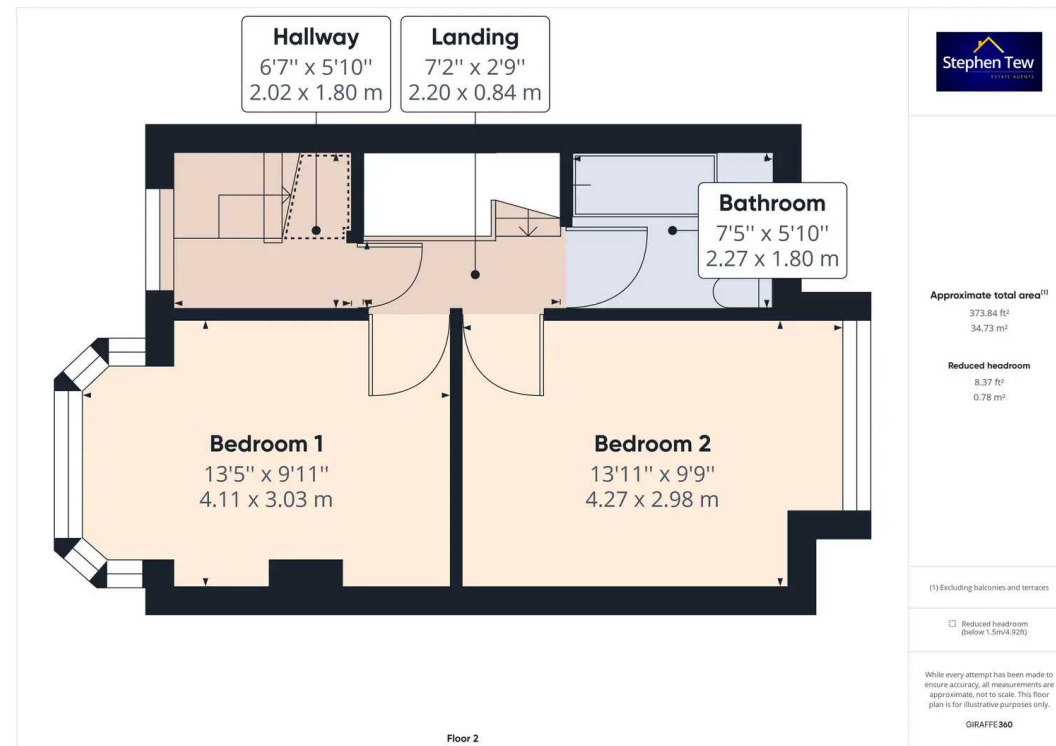
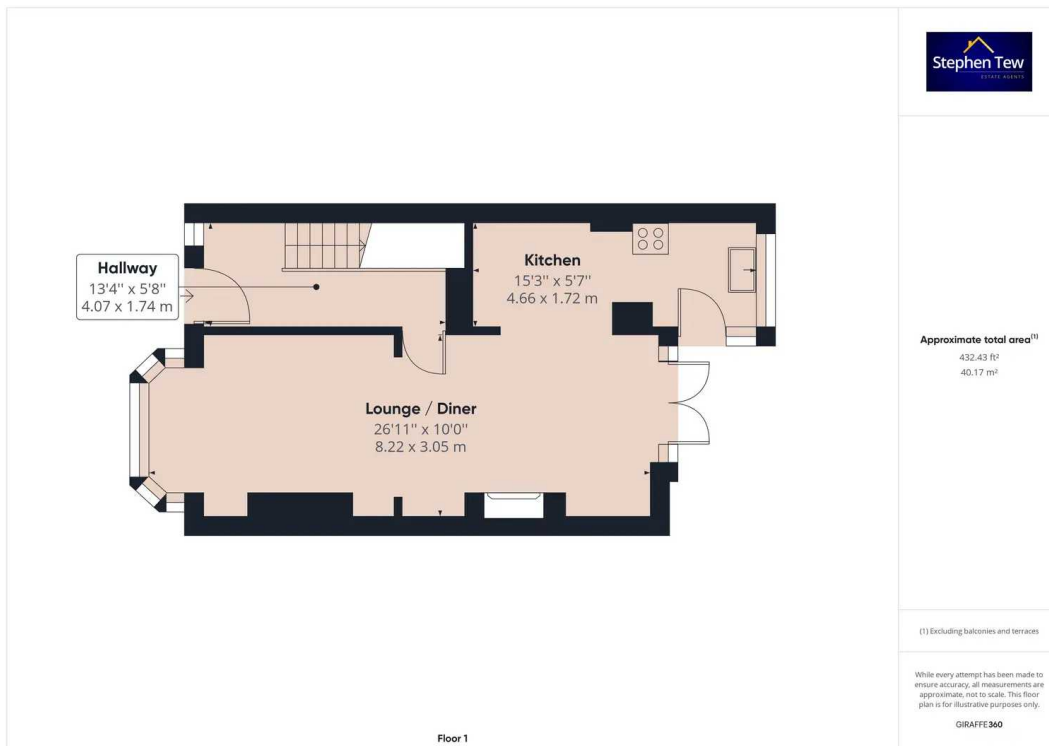
REAR GARDEN

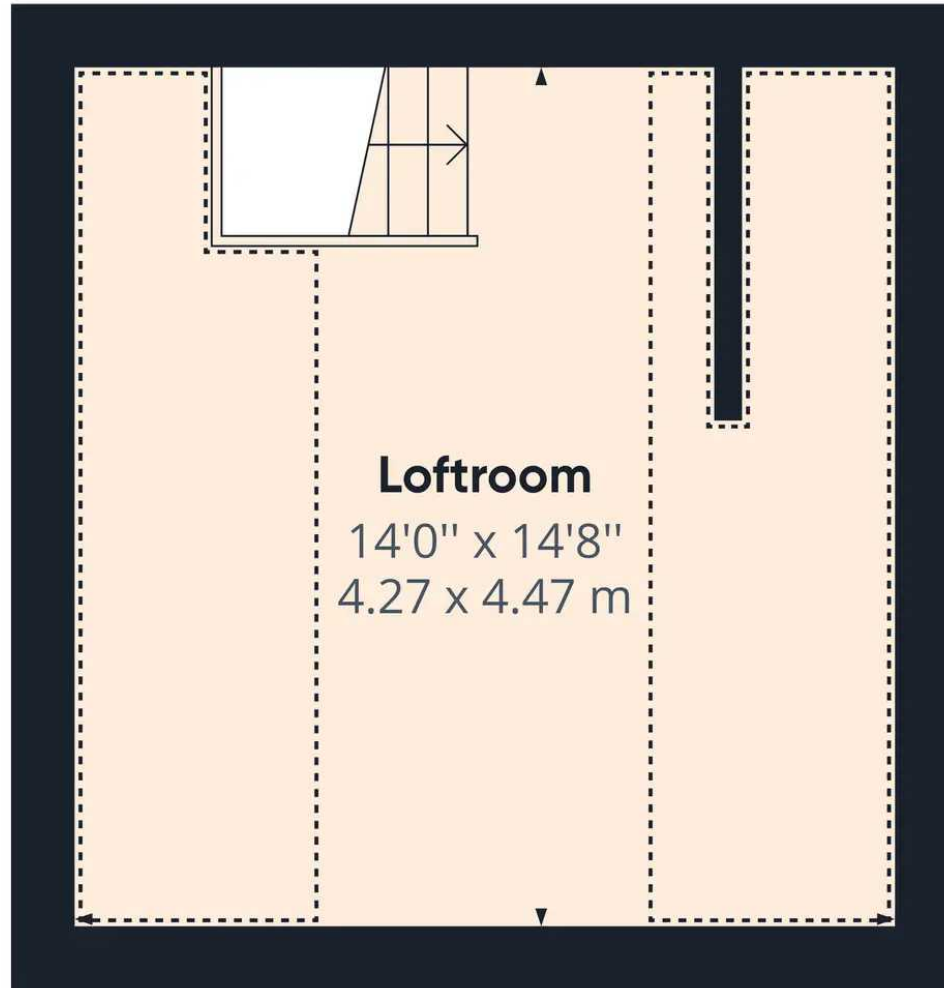
West facing rear garden, gravel, artificial grass with paving, decking towards the rear of the garden leading to summer house.

ON STREET

1 Parking Space







Floor 3




Approximate total area⁽¹⁾

190.14 ft²
17.66 m²

Reduced headroom

113.56 ft²
10.55 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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