



**12 Fourth Avenue, Blackpool**

Blackpool

Offers Over **£390,000**

# 12 Fourth Avenue

## Blackpool

Nestled in a sought-after residential area, this wonderful 4 bedroom detached family home offers a perfect blend of charm and modern luxury. As you step through the entrance porch, you are greeted by an imposing hall featuring a central staircase, leading to a lounge adorned with original features, a bay window, and 2 inglenook windows. Completing the ground floor is a conveniently located WC and a stunning open plan kitchen/living area, fully renovated in 2021, showcasing a central island with power supply and quartz countertops, along with triple glazed bi-folding doors that unveil the landscaped gardens. The kitchen comes fully equipped with integrated appliances, including a 'Hide & slide' oven, microwave, wine cooler, and a Neff induction hob with downdraught extractor. A separate utility room complements the functionality of this space. Upstairs, four bedrooms offer ample accommodation, with the master bedroom featuring fitted wardrobes and two bedrooms boasting en-suite facilities. A three-piece suite family bathroom caters to the remaining bedrooms.

The property rests on a large corner plot, boasting lush, well-manicured gardens, and a double garage. Ideally situated near local schools, shops, and amenities, this home delivers both comfort and convenience for modern family living.

Outside, the landscaped wrap-around garden is a sanctuary of tranquillity, featuring a large corner plot with a well manicured lawn, blooming flower borders and mature shrubs. A paved courtyard to the side of the property offers a perfect place for al-fresco dining. A block Indian paved path guides you to a raised patio area, providing a perfect vantage point to soak in the beauty of the garden, while a brick outhouse and a wooden summer house offer additional storage solutions. Side gates open up to provide access to the double garage with light and power, offering ample space for storage and vehicle parking.

This property is a rare gem that seamlessly combines indoor elegance with outdoor splendour, making it an enticing prospect for those seeking a harmonious living experience.

Council Tax band: E

Tenure: Freehold

- Wonderful 4 Bedroom Detached Family Home Located in a sought after





**Entrance Porch**

2' 6" x 5' 5" (0.75m x 1.64m)

**Hallway**

14' 11" x 14' 10" (4.54m x 4.53m)

**Lounge**

14' 9" x 14' 9" (4.50m x 4.49m)

**Kitchen / Living Area**

14' 0" x 30' 1" (4.27m x 9.17m)

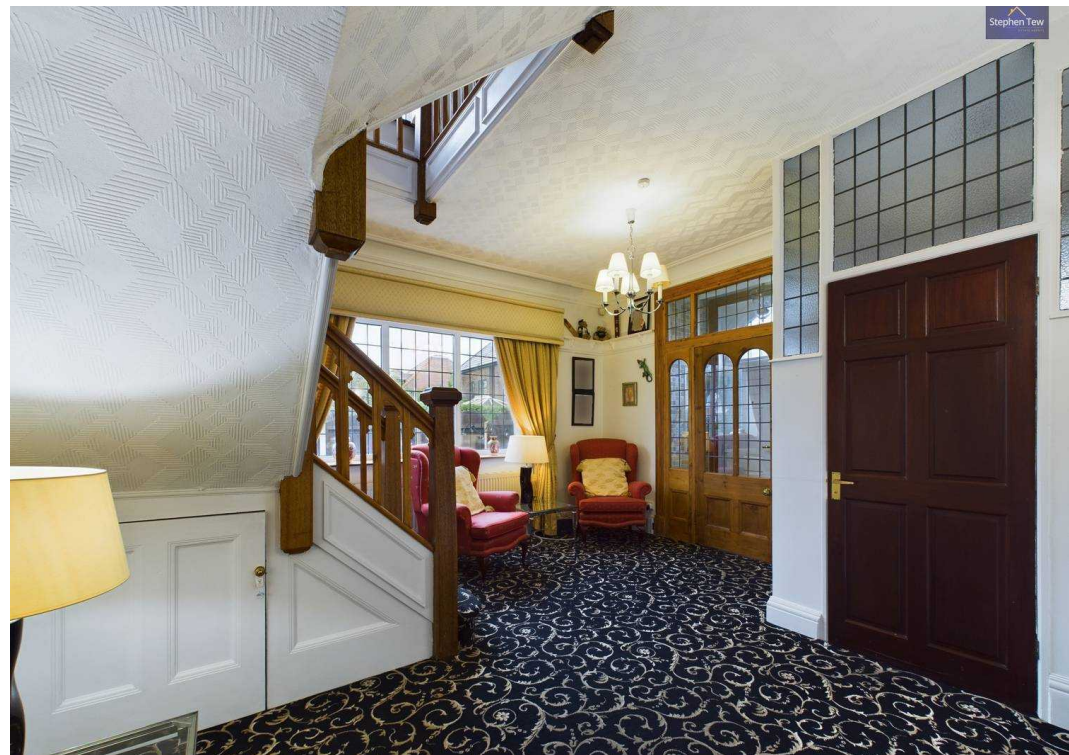
**Utility Room**

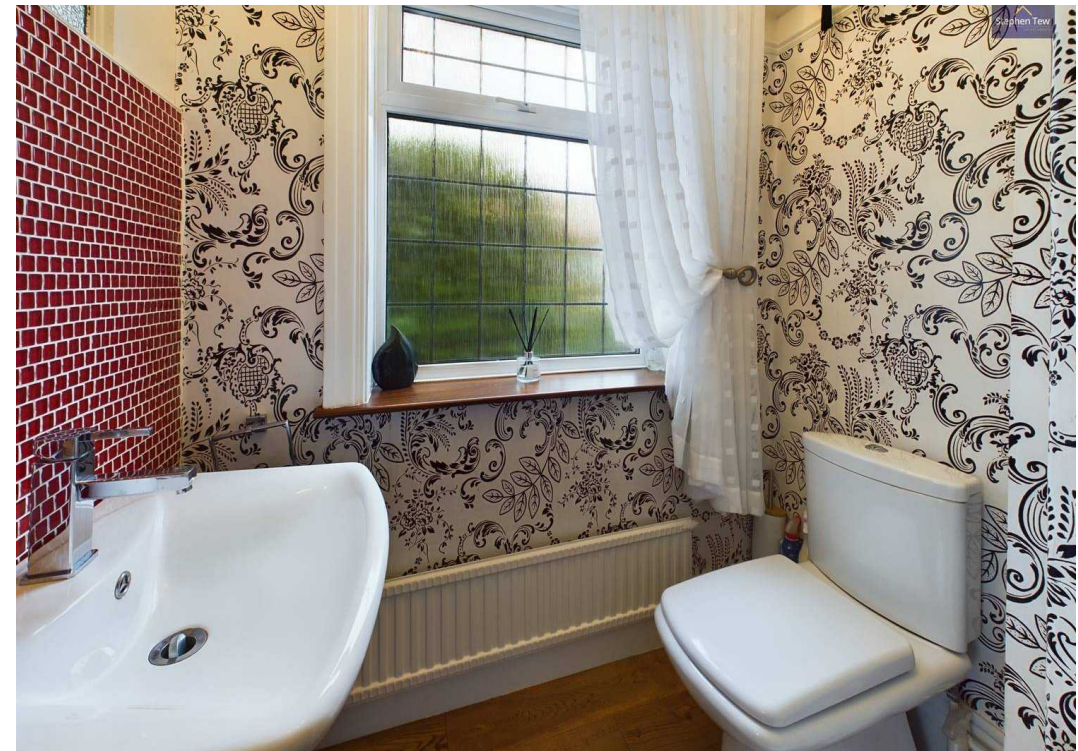
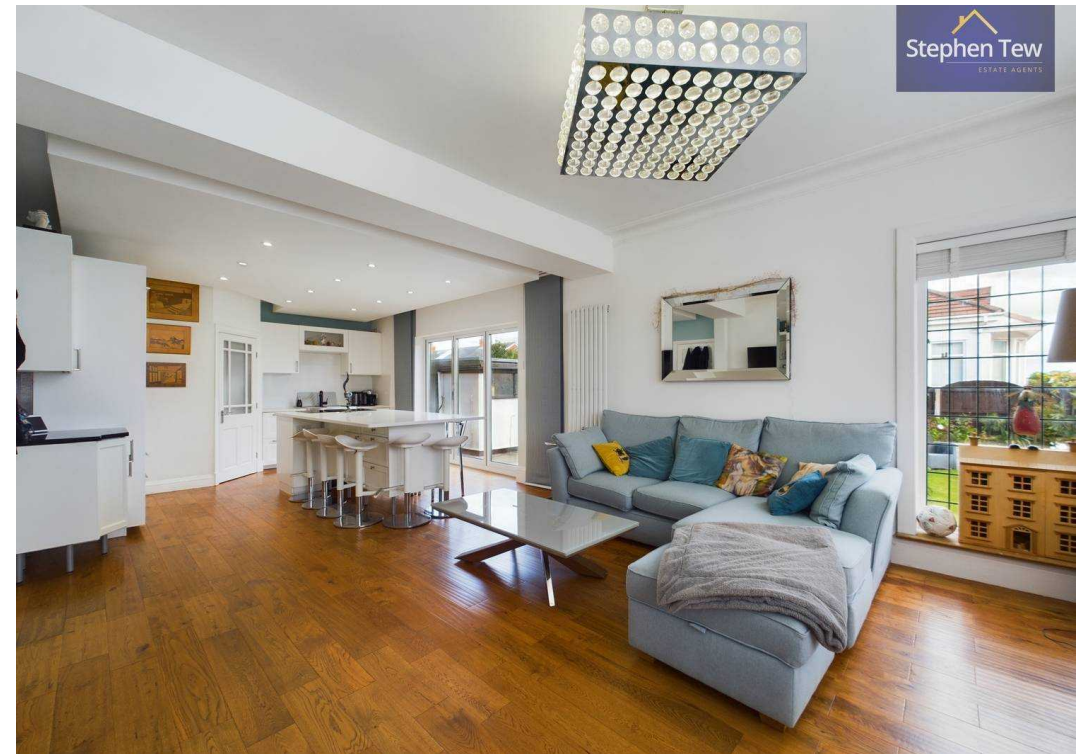
6' 6" x 4' 4" (1.97m x 1.32m)

**GF WC**

2' 9" x 6' 0" (0.85m x 1.82m)









## Landing

### Master Bedroom

18' 4" x 14' 9" (5.58m x 4.50m)

### En-suite

5' 2" x 6' 10" (1.58m x 2.09m)

### Bedroom 2

10' 4" x 14' 1" (3.16m x 4.29m)

### En-suite

3' 4" x 7' 7" (1.02m x 2.30m)

### Bedroom 3

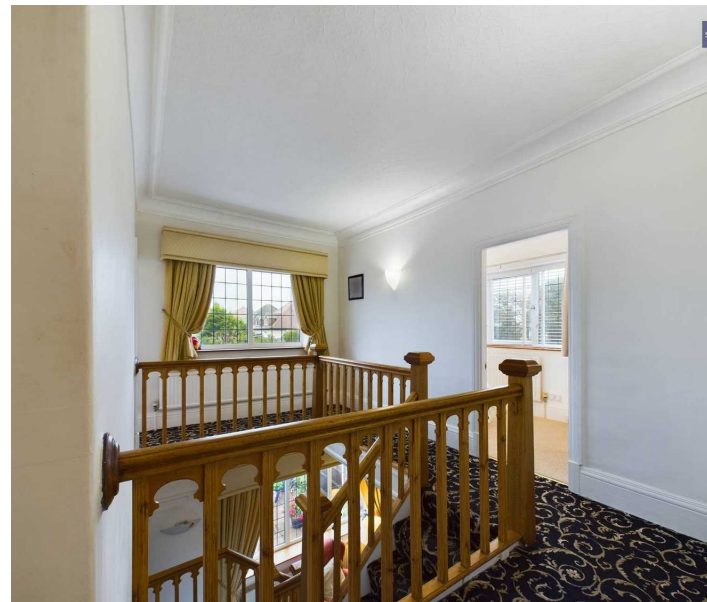
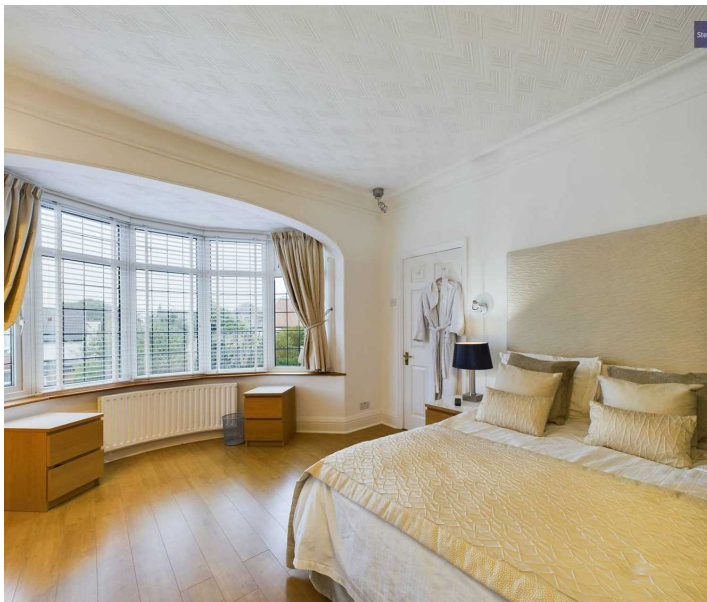
10' 9" x 10' 2" (3.28m x 3.11m)

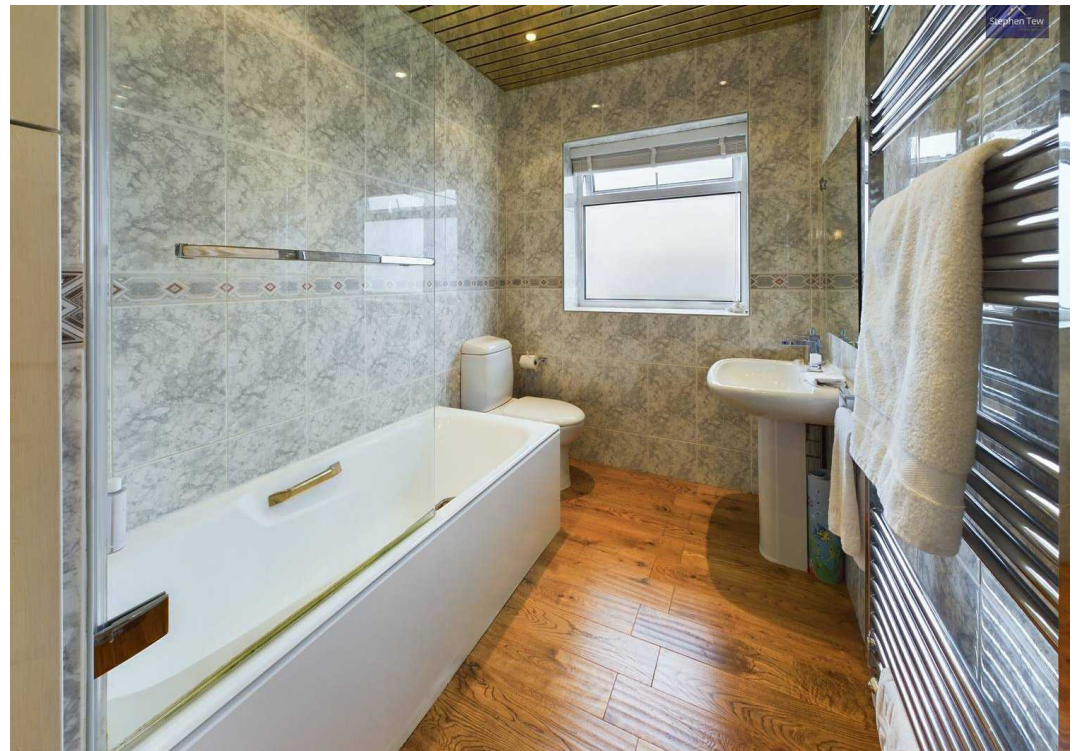
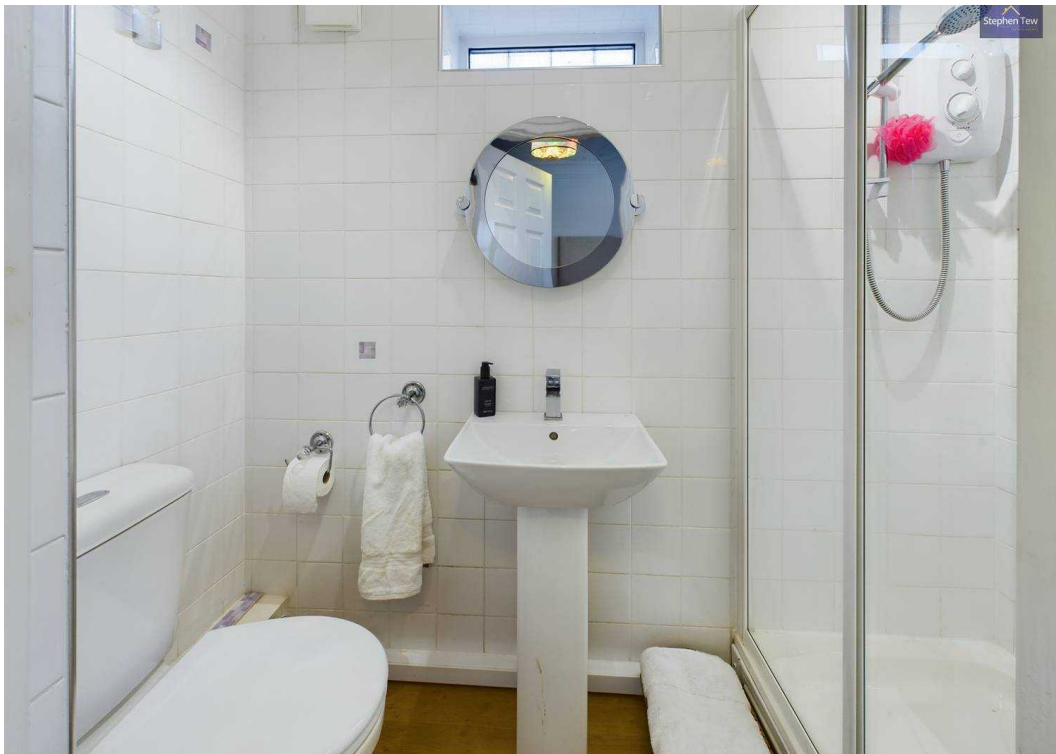
### Bedroom 4

5' 8" x 13' 3" (1.72m x 4.05m)

### Bathroom

10' 8" x 6' 4" (3.25m x 1.92m)







## GARDEN

Landscaped wrap around garden with laid to lawn and flower borders and mature shrubs

## REAR GARDEN

Large corner plot with well manicured lawn, borders with blooming flowers and mature shrubs, block Indian paving leading up to the double garage, raised patio area overlooking the garden and a paved courtyard to the side of the property. Brick outhouse and additional wooden summer house ideal for storage.

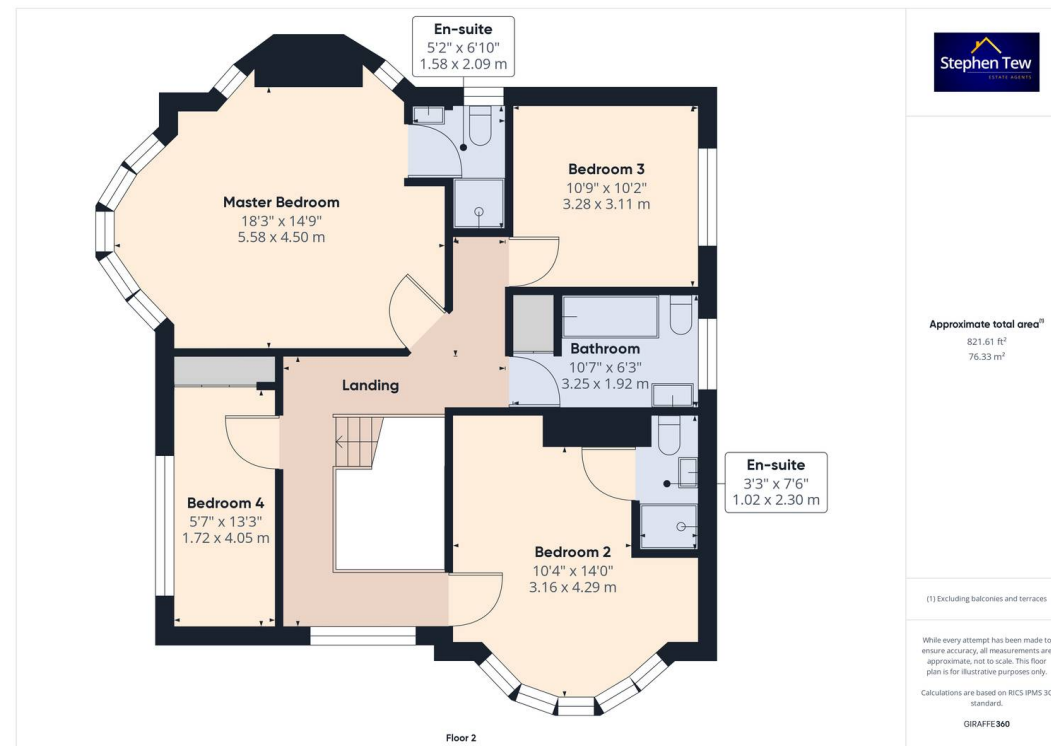
## DOUBLE GARAGE

2 Parking Spaces

Double Garage with light and power.









## Stephen Tew Estate Agents

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