



**64 St. Lukes Road, Blackpool**

Blackpool

Offers Over **£325,000**



# 64 St. Lukes Road

## Blackpool

This magnificent 3 bedroom detached house is a true gem, offering a spacious and well-designed living space. Situated in a popular residential location, this detached family home boasts a convenient proximity to schools, shops, and amenities. The property presents an abundance of traditional features, including elegant wooden panelling, a tiled fireplace, and stunning stained glass feature windows that add character and charm throughout. The entrance vestibule leads to a welcoming hallway, a spacious lounge with an eye-catching tiled fireplace and circular stained glass windows, and a convenient ground floor WC. The dining room flows seamlessly into a modern kitchen with integrated appliances and double doors opening up to the conservatory, which overlooks the south-facing garden. To the first floor, there are 3 bedrooms, with fitted wardrobes in two of the bedrooms, a modern three-piece suite bathroom with a walk-in shower.

The outdoor space of this property is equally impressive, with off-road parking for multiple cars at the front and a well-maintained south-facing garden at the rear. The garden is a tranquil oasis, featuring an artificial lawn, paving, and a wooden summer house that offers a peaceful retreat for relaxation or entertainment. Additionally, there is a utility room/home office providing extra space and functionality. Recent external improvements, including a new roof and re-pointing to the rear, ensure that this property maintains its excellent condition, and a boiler that is approximately three years old.

With its blend of traditional charm and modern conveniences, this exceptional property offers a comfortable and stylish family home that is sure to impress. Council Tax band: D

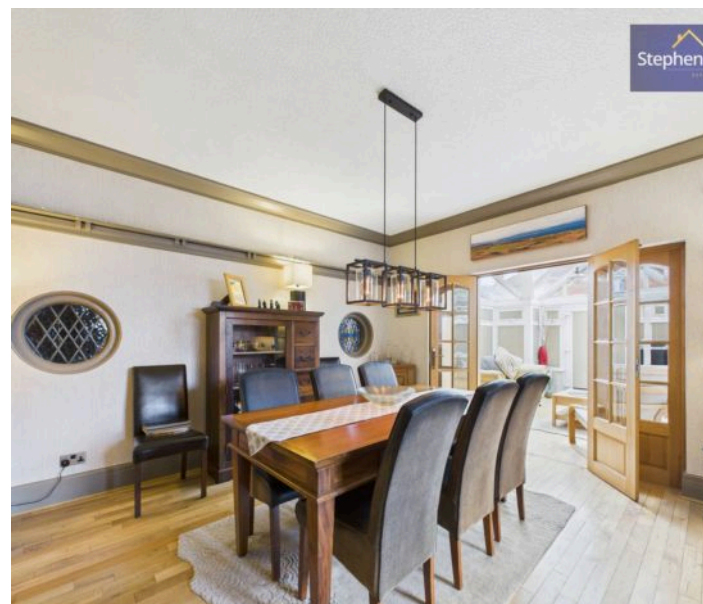
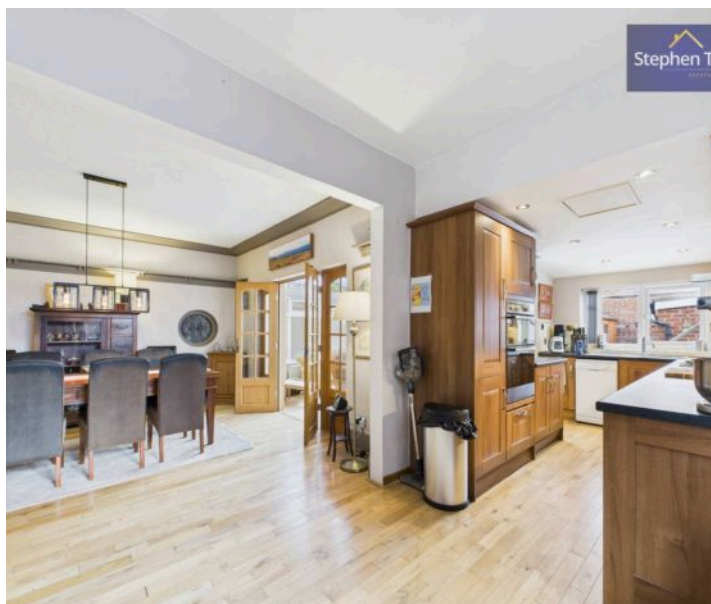
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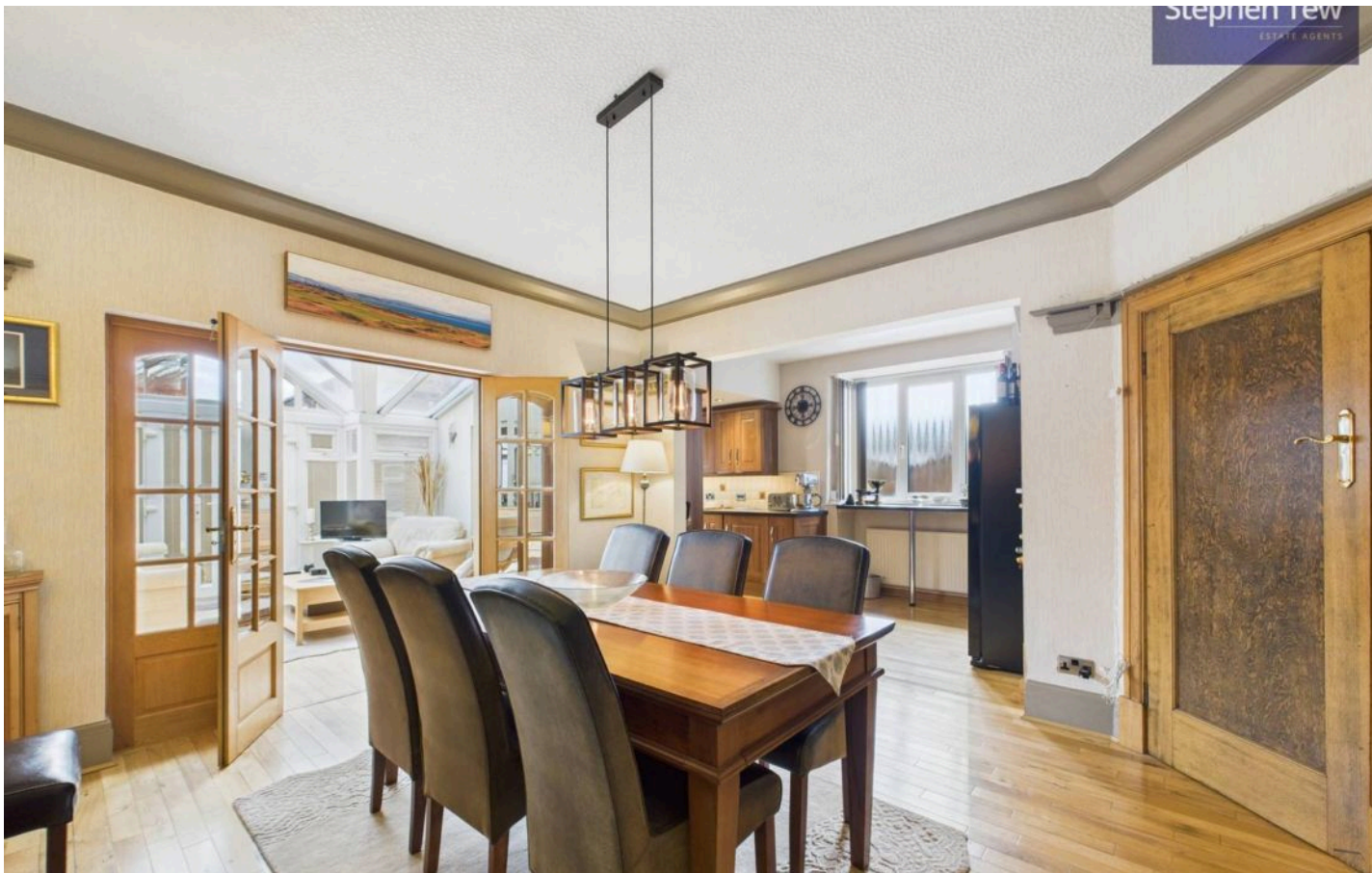




- Detached 3 Bedroom Family Home
- Situated In A Popular Residential Location Within Close Proximity To Schools, Shops And Amenities
- Garage And Off Road Parking For Multiple Cars
- South Facing Garden With Summer House And Utility Room/Office
- Traditional Features Throughout Including Wooden Panelling, Tiled Fireplace And Stained Glass Feature Windows
- Entrance Vestibule, Hallway, Lounge With Tiled Fireplace And Feature Circular Stained Glass Windows, GF WC
- Dining Room Leading Through To The Kitchen With Integrated Oven And Hob, Double Doors Opening Up To The Conservatory With Patio Doors Leading To The Garden
- 3 Bedrooms, Fitted Wardrobes To 2 Bedrooms, Modern 3 Piece Suite Bathroom With Walk In Shower Renovated In 2024
- External Home Improvements Include A New Roof Replaced (2025) And Re-Pointing To The Rear (2025)
- Boiler c. 3 Years Old, Located In Kitchen, Last Serviced February 2024







#### Entrance Vestibule

9' 5" x 6' 7" (2.86m x 2.01m)

#### Hallway

9' 11" x 4' 10" (3.02m x 1.48m)

#### Lounge

16' 0" x 13' 1" (4.87m x 3.99m)

#### Dining Room

13' 11" x 12' 10" (4.25m x 3.91m)

#### Kitchen

22' 1" x 7' 0" (6.72m x 2.14m)

#### Conservatory

10' 7" x 13' 0" (3.23m x 3.95m)

#### GF WC

5' 5" x 2' 10" (1.64m x 0.87m)

#### Landing

10' 4" x 3' 6" (3.15m x 1.06m)

#### Bedroom 1

15' 11" x 13' 0" (4.85m x 3.95m)

#### Bedroom 2

11' 5" x 12' 8" (3.48m x 3.85m)

#### Bedroom 3

12' 11" x 4' 11" (3.93m x 1.49m)

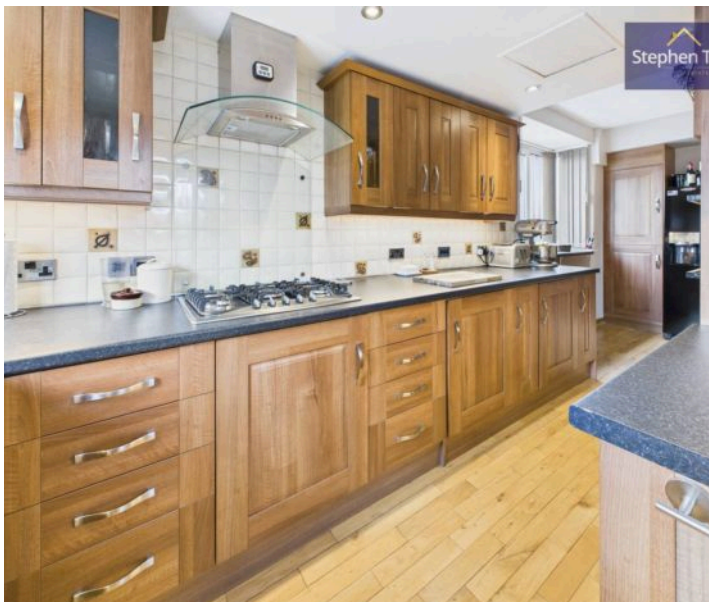
#### Bathroom

8' 7" x 6' 9" (2.61m x 2.06m)

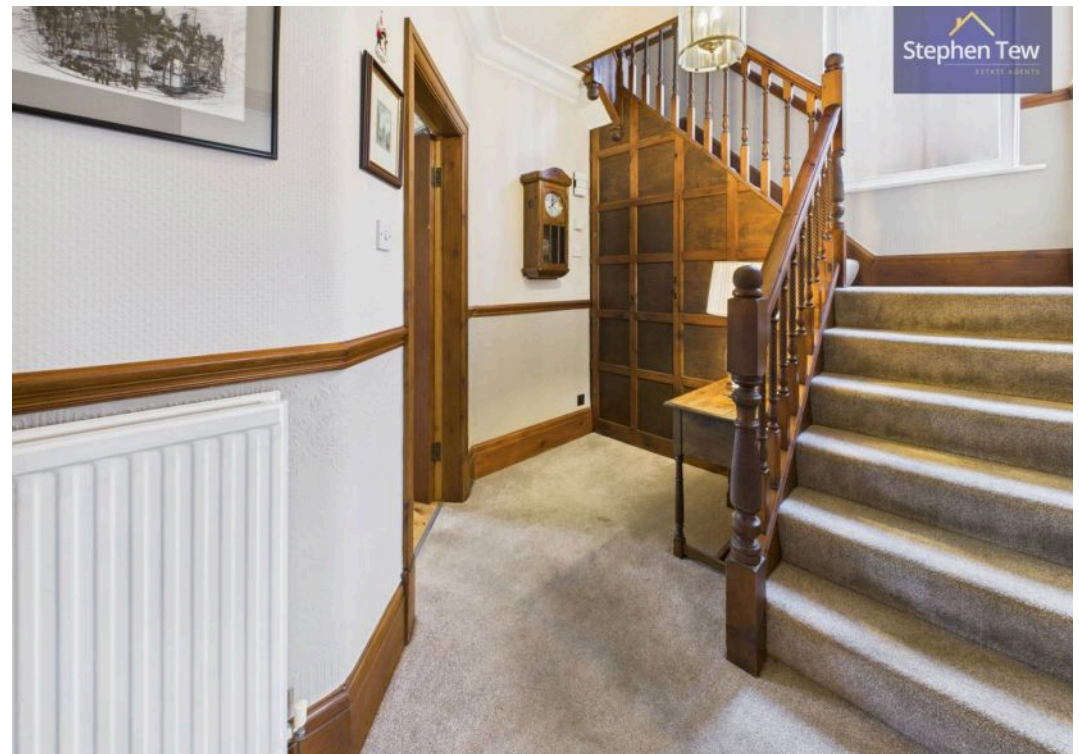
#### Utility Room/Office

9' 4" x 7' 4" (2.84m x 2.24m)

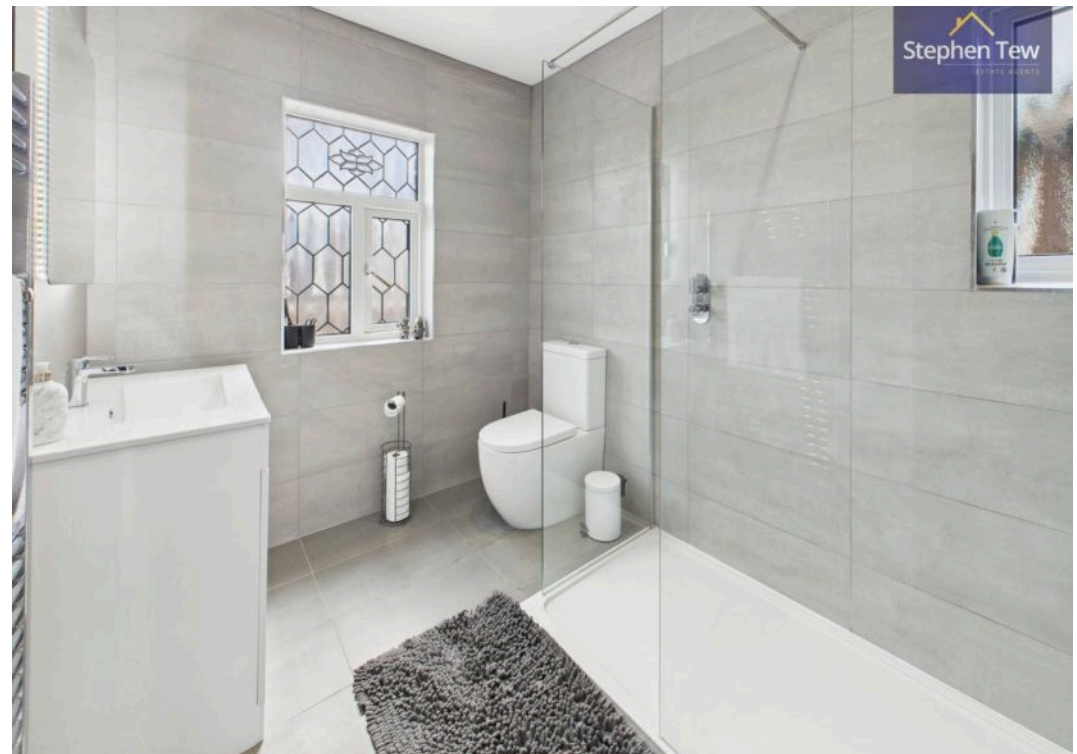
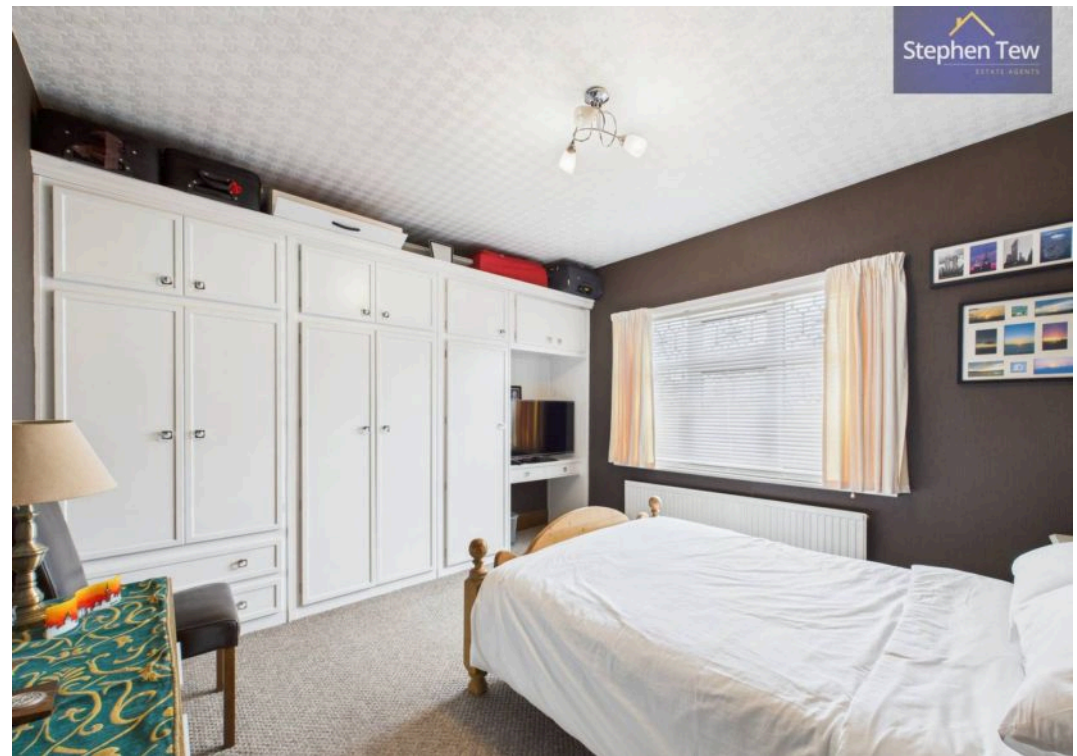
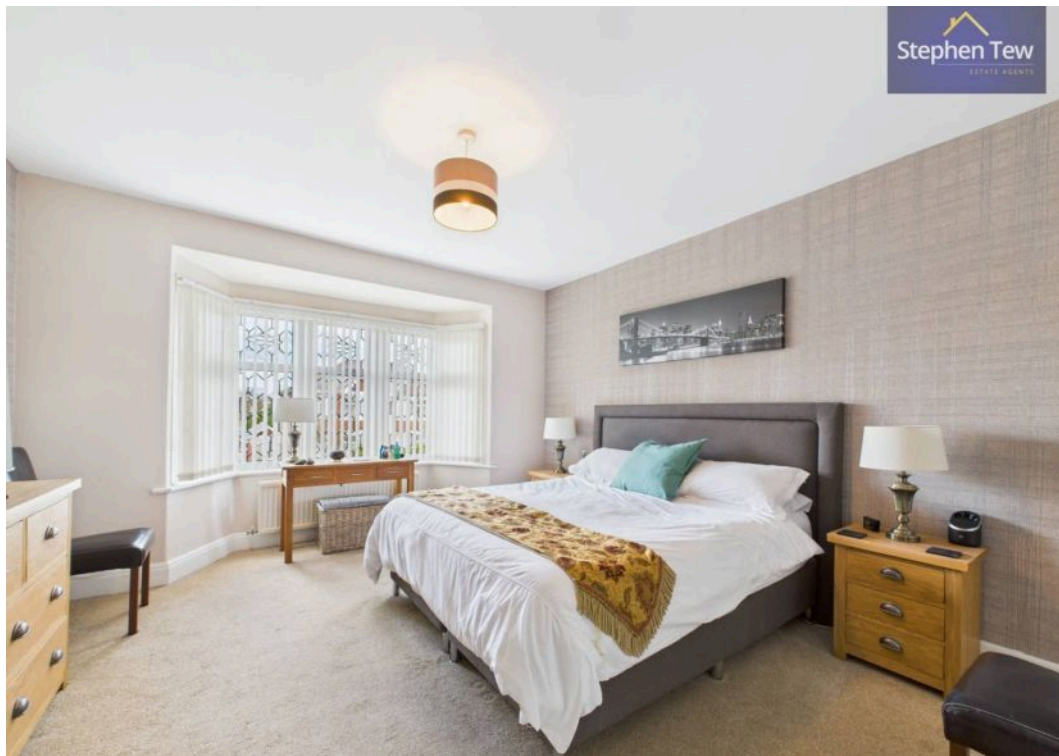
Brick outhouse converted into an office/utility room.















## FRONT GARDEN

Off road parking to the front for multiple cars.

## REAR GARDEN

Enclosed south facing garden to the rear with artificial lawn, paving, side gate access, wooden summer house and access to the utility room/office.

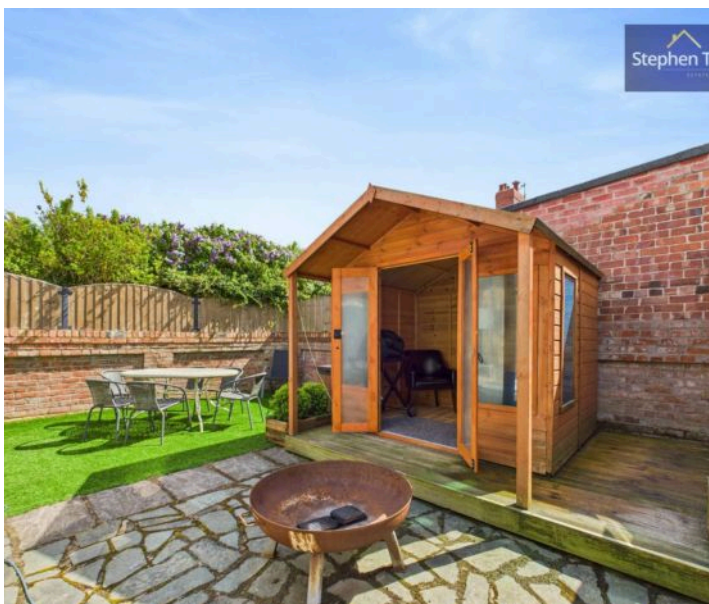
## GARAGE

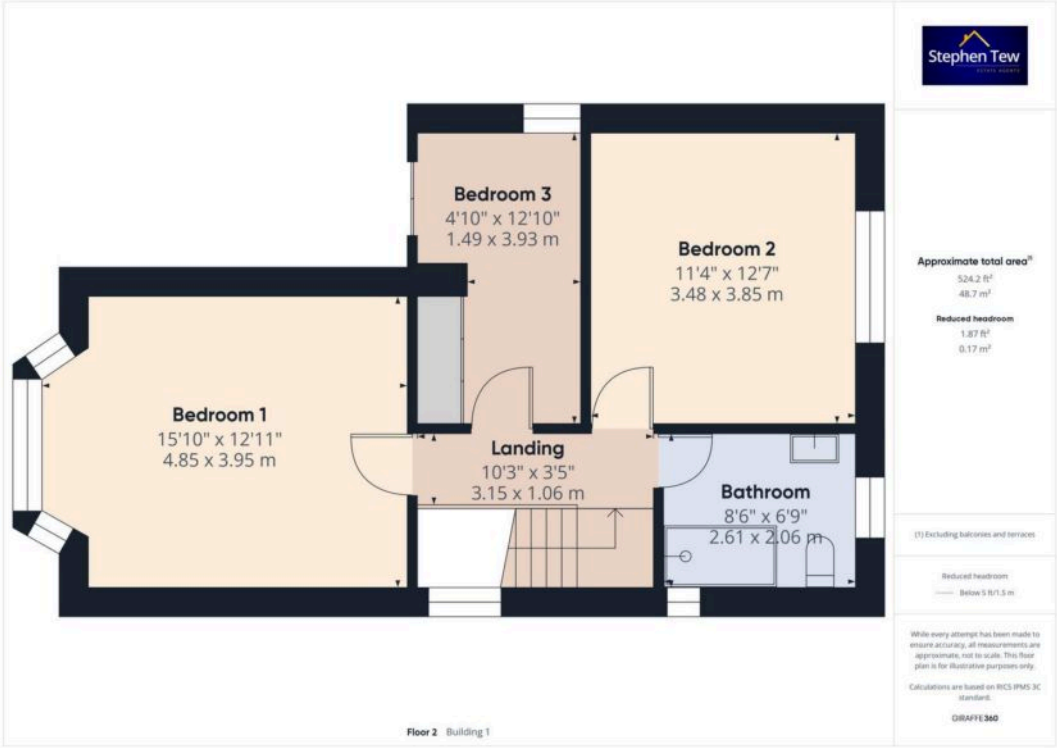
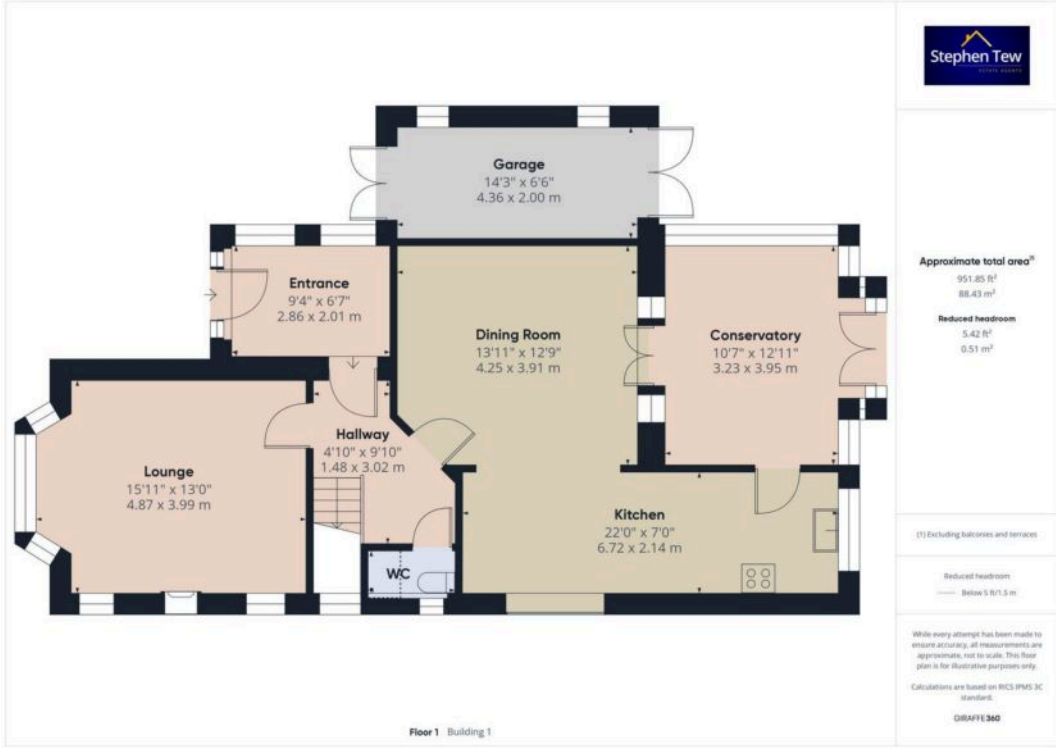
Single Garage

## OFF STREET

3 Parking Spaces

Off road parking to the front for multiple cars.













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