



8 James Avenue, Blackpool

Blackpool

Offers in Region of £350,000

8 James Avenue

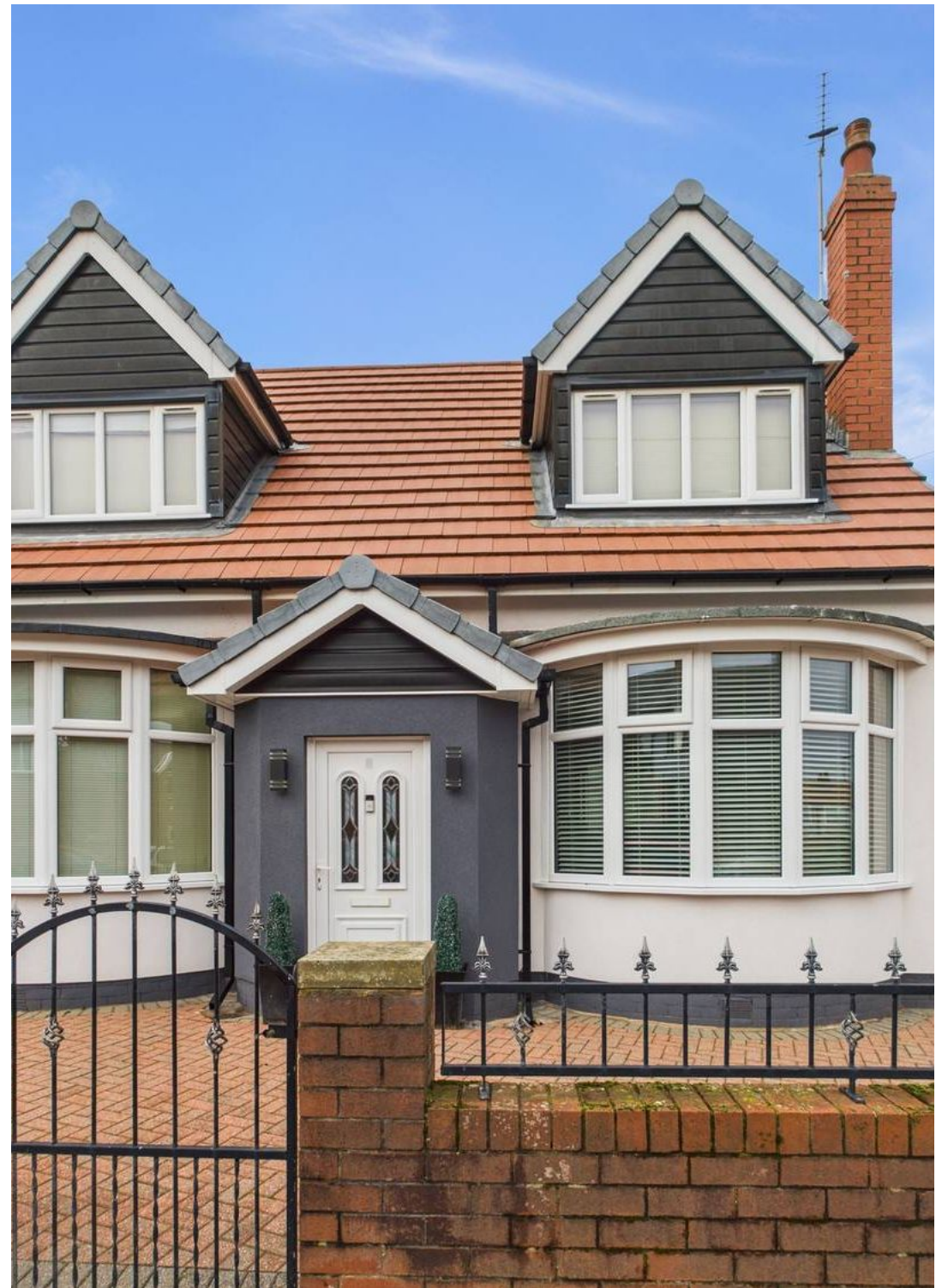
Blackpool, Blackpool

Nestled in a sought-after location, this beautifully presented detached 4-bedroom house boasts a wealth of desirable features. Upon entry, an inviting vestibule leads to a cosy lounge and a versatile 4th bedroom, currently utilised as a cinema room. Continuing through the hallway, discover a modern kitchen with built in appliances, an enticing entertaining area linked to a conservatory complete with hot and cold air conditioning, and a convenient downstairs WC. Ascend the stairs to find a landing branching off to 3 bedrooms and a family bathroom. Enjoy the delights of a fully equipped home bar with additional hot and cold AC and revel in the expansive garden offering outdoor seating areas, perfect for al fresco dining. The property further benefits from an outbuilding complete with a separate boiler and bathroom, ideal for conversion into a self-contained living space. Additional highlights encompass an open-plan conservatory, an entertaining area, a practical garage, and a gated driveway providing off-road parking.

Council Tax band: D

Tenure: Freehold

- Well Presented Detached 4 Bedroom House in desirable location close to local amenities and transport links
- Entrance Vestibule Leading to Lounge, Bedroom 4 which is currently a Cinema room, Hallway leading to Modern kitchen, Entertaining area adjoined to conservatory with hot&cold AC, and downstairs WC
- Landing Leading to the 3 Bedrooms and Family Bathroom
- Fully Equipped Home bar with Hot&Cold AC
- Spacious garden with outdoor seating and paved areas
- Outbuilding with separate boiler and bathroom which could easily be used as a self-contained living space
- Gated driveway with off-road parking
- Open plan Conservatory and entertaining area
- Garage





Entrance Vestibule

5' 7" x 1' 3" (1.71m x 0.39m)

Hallway

15' 7" x 5' 7" (4.76m x 1.69m)

Lounge

13' 0" x 10' 11" (3.96m x 3.34m)

Kitchen

10' 8" x 7' 5" (3.26m x 2.27m)

Bedroom 4

13' 9" x 10' 11" (4.19m x 3.34m)

Conservatory & Entertaining Area

27' 8" x 10' 0" (8.44m x 3.06m)

WC

5' 5" x 5' 8" (1.66m x 1.73m)

Landing

14' 11" x 5' 7" (4.54m x 1.69m)

Bedroom 1

14' 6" x 10' 10" (4.42m x 3.31m)

Bedroom 2

13' 4" x 10' 10" (4.06m x 3.31m)

Bedroom 3

8' 1" x 10' 6" (2.47m x 3.19m)

Bathroom

10' 9" x 6' 9" (3.27m x 2.06m)

Garage

17' 9" x 8' 9" (5.42m x 2.67m)

Kitchen/Living Quarters

21' 0" x 8' 8" (6.39m x 2.65m)

Bathroom

5' 1" x 8' 8" (1.55m x 2.65m)

Bar





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GARDEN

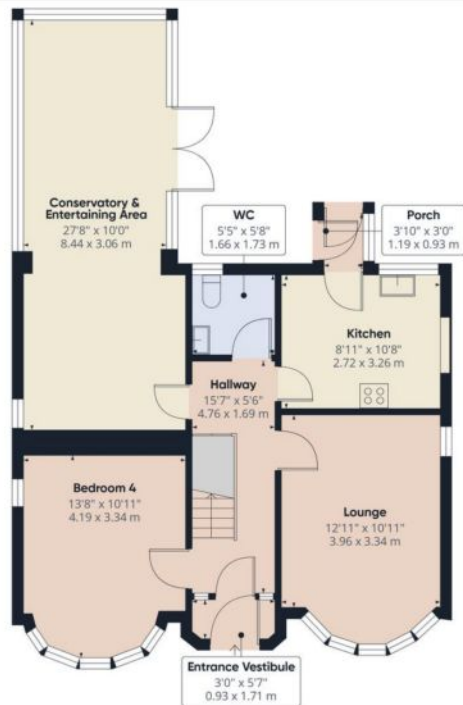
GARAGE

DRIVEWAY

SECURE GATED

ON STREET





Floor 1 Building 1

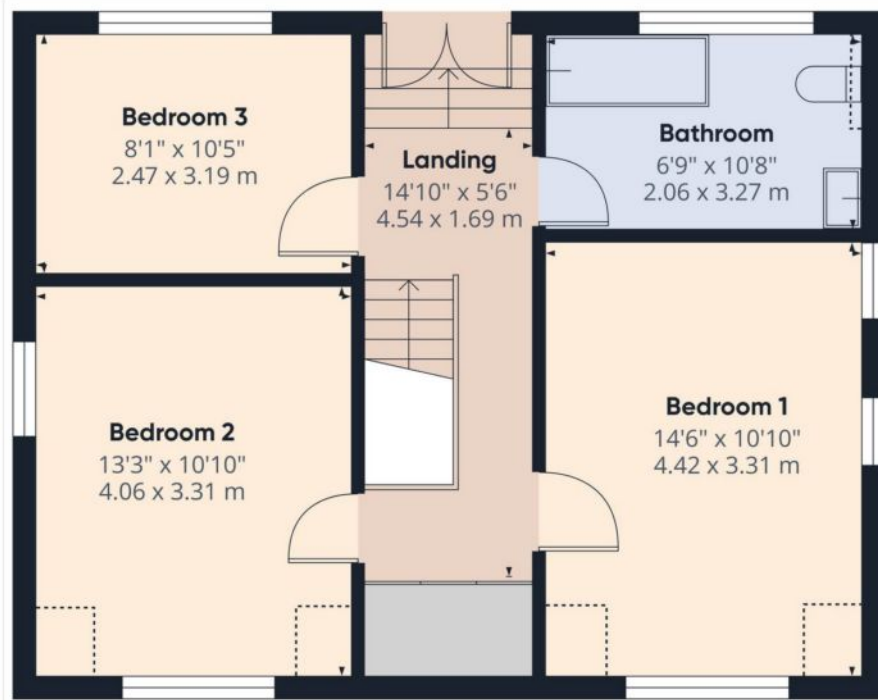


Approximate total area⁽¹⁾
865 ft²
80.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

DISAFF 360



Floor 2 Building 1



Approximate total area⁽¹⁾
559 ft²
52 m²
Reduced headroom
20 ft²
1.9 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft 3 in

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

DISAFF 360



Stephen Tew Estate Agents

Stephen Tew Estate Agents, 132 Highfield Road – FY4 2HH

01253 401111

info@stephentew.co.uk

www.stephentew.co.uk

