



Vicarage Lane, Blackpool

£280,000

# Vicarage Lane

## Blackpool

This impressive 3-bedroom semi-detached house boasts ample living space and a contemporary design. Upon entering the house, you are greeted by an entrance porch leading to a lounge with a cosy log burner, a versatile fourth bedroom or second reception room, and an open-plan dining area that seamlessly flows into the modern fitted kitchen. The kitchen is equipped with integrated appliances, a central island, and bi-fold doors that open out onto the garden, creating a wonderful indoor-outdoor living experience. Additionally, there is a utility/storage room and a convenient ground floor WC.

The first floor comprises a landing leading to three well-proportioned bedrooms and a luxurious family bathroom/wet room featuring dual sinks and a ceiling-mounted shower head. Outside, the property offers off-road parking to the front and an exceptionally spacious garden at the rear, complete with artificial lawn, multiple patio areas, and wooden storage sheds, the perfect setting for family living and entertaining. This property truly offers a blend of modern living and outdoor enjoyment for discerning buyers seeking a stylish family home.

Viewing is highly recommended to appreciate this wonderful family home.

Council Tax band: B

Tenure: Freehold

- Off Road Parking
- Entrance Porch, Lounge with Log Burner, Bedroom 4/Reception Room, Open Plan Dining Area, Kitchen, Utility/Storage Room, GF WC
- Modern Fitted Kitchen with integrated Oven, Microwave, Hob, Fridge/Freezer with Central Island with wine cooler, Bi-Fold Doors opening up to the garden
- Landing, 3 Bedrooms and Luxury Family Bathroom/Wet Room with dual sinks and ceiling mounted Shower Head
- Exceptionally spacious Garden to the rear with artificial lawn, patio areas and wooden storage sheds





**Entrance Porch**

7' 9" x 3' 9" (2.37m x 1.15m)

**Lounge**

17' 11" x 15' 2" (5.47m x 4.62m)

**Dining Area**

13' 5" x 7' 11" (4.10m x 2.42m)

**Kitchen**

12' 9" x 14' 6" (3.89m x 4.43m)

**Utility/Storage Room**

7' 10" x 6' 11" (2.39m x 2.11m)

**GF WC**

4' 5" x 4' 11" (1.34m x 1.50m)

**Bedroom 4/Reception Room**

10' 8" x 10' 11" (3.26m x 3.34m)

**Landing**

17' 9" x 6' 2" (5.42m x 1.88m)

**Bedroom 1**

11' 10" x 11' 1" (3.60m x 3.38m)

**Bedroom 2**

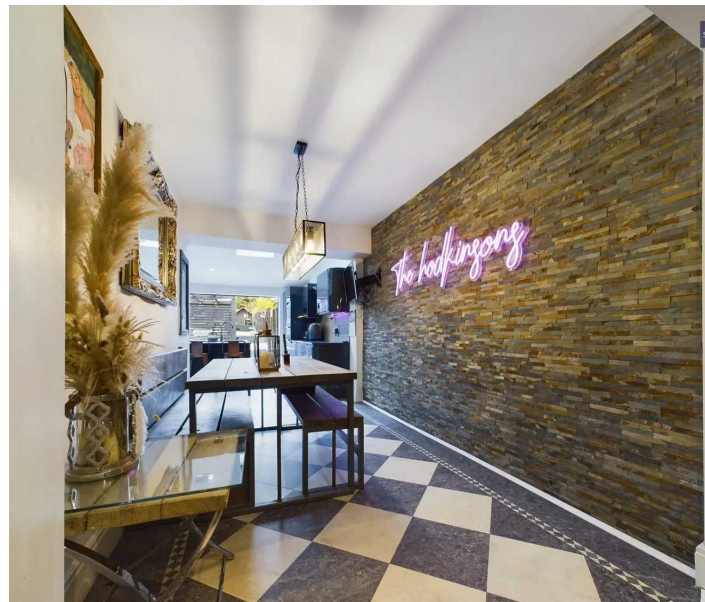
8' 9" x 8' 6" (2.66m x 2.59m)

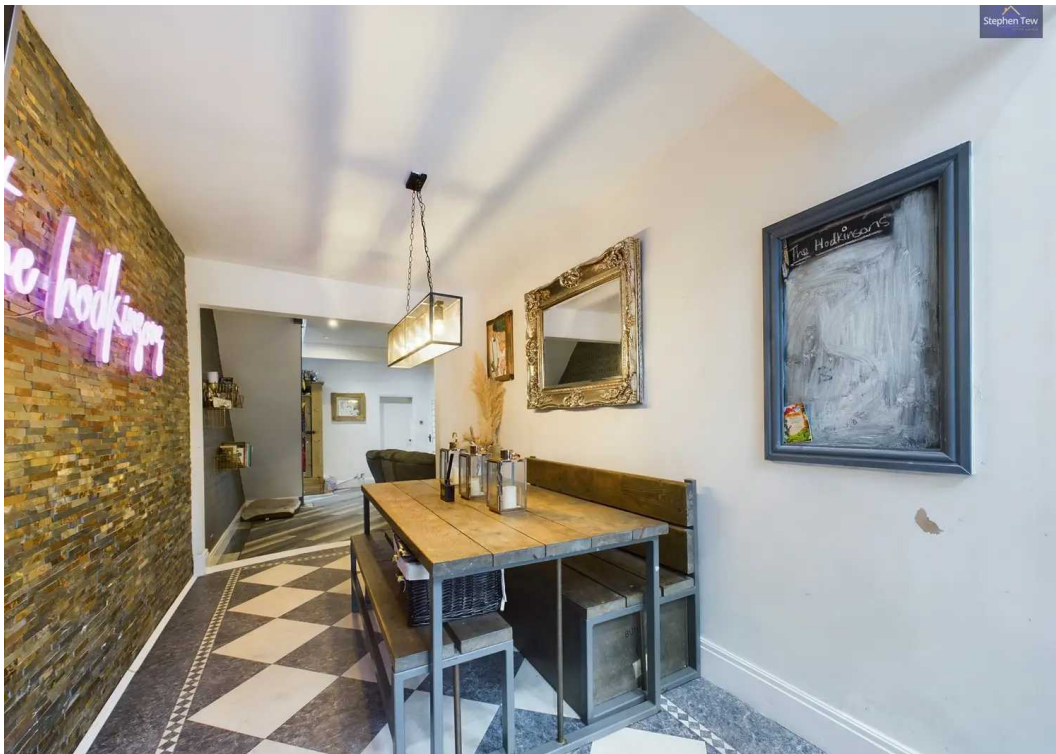
**Bedroom 3**

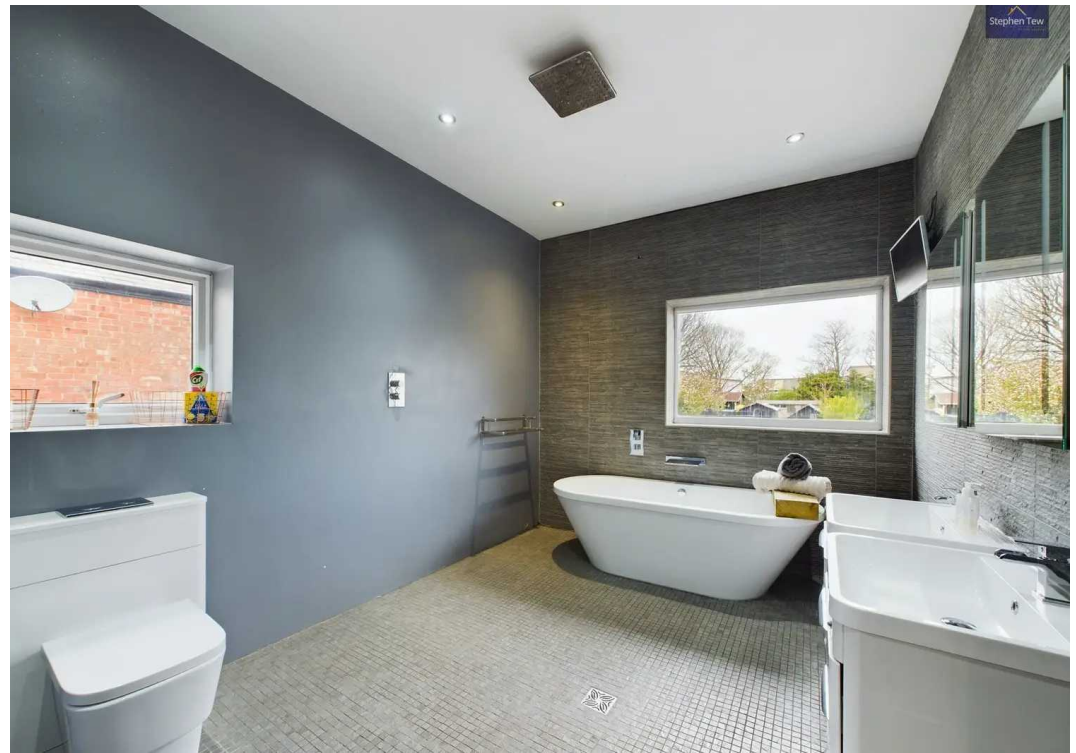
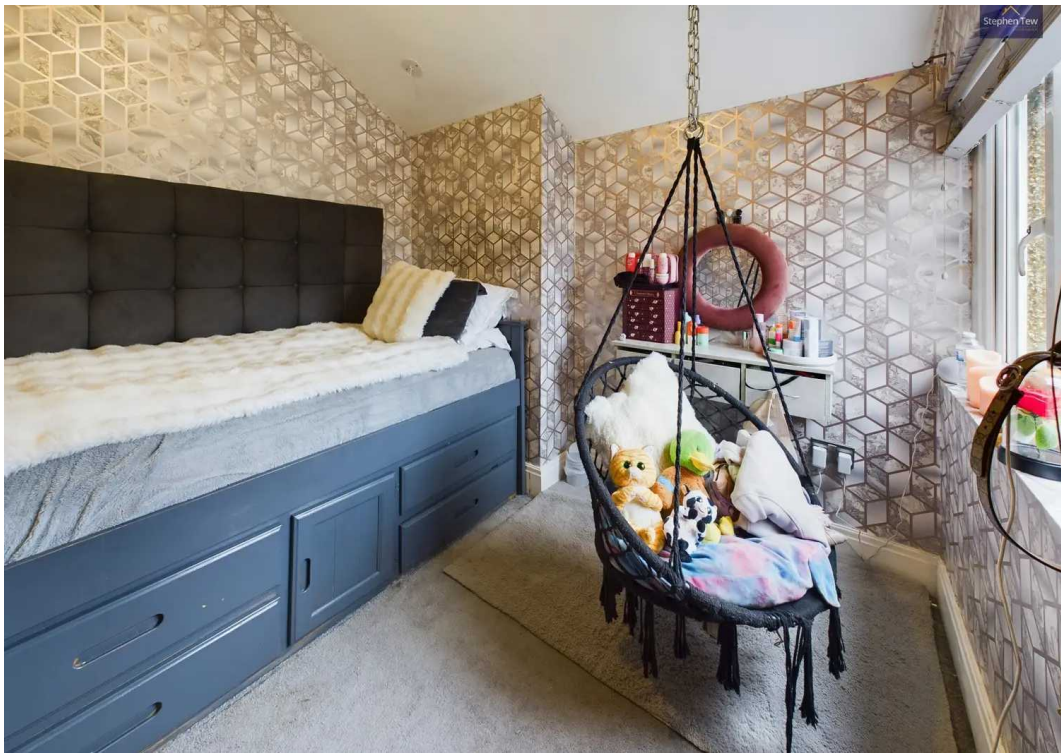
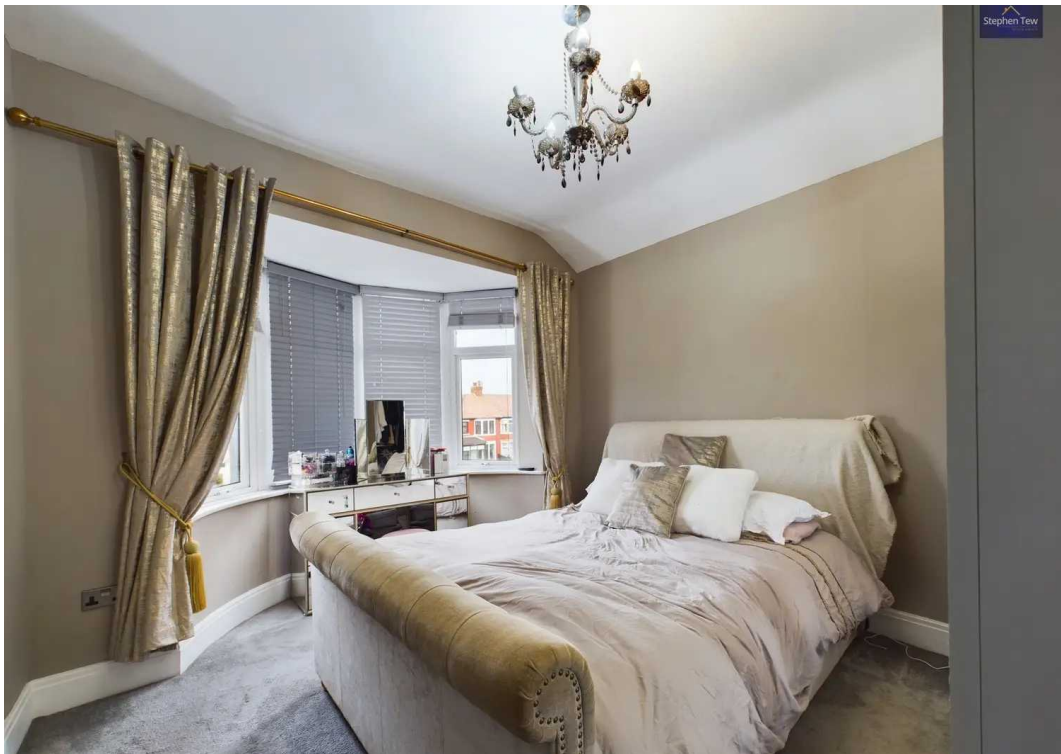
8' 8" x 8' 6" (2.63m x 2.60m)

**Bathroom**

11' 11" x 9' 1" (3.62m x 2.76m)









### FRONT GARDEN

Off Road Parking to the front.

### REAR GARDEN

Spacious enclosed garden to the rear with artificial lawn, paved patio area, wooden sheds for storage and children's wooden playhouse.

### DRIVEWAY







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