



11 Leckhampton Road, Blackpool, FY1 2NB

Price: £169,950

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+) A		
(81-91) B		83
(69-80) C	72	
(55-68) D		

- Beautiful Three Bedroom Family Home
- Additional Versatile Loft Room
- Two Spacious Reception Rooms
- Modern Fitted Kitchen And Downstairs WC
- Stunning Contemporary Family Bathroom
- Beautifully Maintained Rear Garden
- Ideal First Time Buyer Or Downsizing Opportunity
- Council Tax Band - C

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INTRODUCTION Beautifully presented throughout and finished to an exceptional standard, this impressive three-bedroom family home with the added benefit of a versatile loft room offers stylish, spacious accommodation ideal for first-time buyers, growing families or those looking to downsize without compromising on space or quality.

Upon entering the property, you are welcomed by a generous entrance hallway which immediately sets the tone for the accommodation on offer. The ground floor boasts two spacious reception rooms, providing flexible living and entertaining space, whether you're looking for a formal lounge, dining room or additional family area. To the rear, the modern fitted kitchen has been thoughtfully designed with both style and practicality in mind, offering ample storage and workspace. Completing the ground floor is the added convenience of a downstairs WC.

The first floor comprises three well-proportioned bedrooms, each beautifully presented and offering comfortable accommodation. Serving the bedrooms is a stunning contemporary family bathroom, finished to a high standard with quality fixtures and fittings, creating the perfect space to relax and unwind.

From the landing, a staircase leads to the second-floor loft room. This versatile space lends itself to a variety of uses including a home office, hobby room, playroom, dressing room or occasional guest accommodation, depending on your individual needs.

Externally, the property continues to impress with a beautifully maintained rear garden. Thoughtfully landscaped with raised flower beds and a seating area, it provides a peaceful outdoor retreat ideal for entertaining guests, enjoying family time or simply relaxing during the warmer months.

Offering a fantastic combination of character, modern finishes and versatile living space, this superb home is ready to move straight into. Internal viewing is highly recommended to fully appreciate everything this wonderful property has to offer.

TENURE

The property is **Freehold**

COUNCIL TAX

Band C

ANNUAL COUNCIL TAX AMOUNT

£2,234

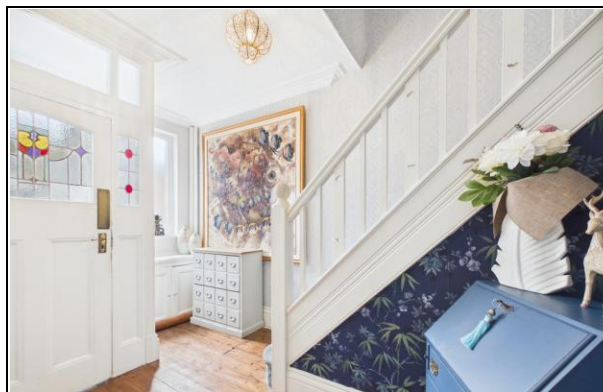
BROADBAND COVERAGE

We are advised that the property can obtain

MOBILE DATA

We are advised that you are likely to have mobile coverage

We would suggest that you also make your own enquiries as to Mobile Data coverage <https://www.ofcom.org.uk/mobile-coverage-checker>



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PLEASE NOTE

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10/07/2026



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