



**171 Penrose Avenue, Blackpool, FY4 4JX**

**Price: £94,950**

- A Three Bedroom Family Home
- Spacious Front Living Area Perfect For Relaxing And Entertaining
- Functional Kitchen With Separate Utility Room
- Three-Piece Ground Floor Bathroom
- Front And Rear Gardens Providing Outdoor Space
- Close To Local Schools, Supermarkets, And Motorway Access
- Offered With No Onward Chain

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# 171 Penrose Avenue, Blackpool

## INTRODUCTION

3-Bedroom Home – Ideal First-Time Buy with Potential!

This delightful three-bedroom house presents an excellent opportunity for first-time buyers to create their perfect home. Requiring some minor renovation, the property offers plenty of space and potential throughout.

The ground floor features a spacious living area to the front, providing a bright and welcoming space for relaxing or entertaining. The functional kitchen is complemented by a separate utility area, offering practical space for laundry and additional storage. A three-piece bathroom completes the ground floor, providing convenience for families or guests.

Upstairs, there are three well-proportioned bedrooms, each offering ample space and flexibility to suit a growing family, home office, or guest accommodation.

Externally, the property benefits from gardens to both the front and rear, perfect for outdoor entertaining, gardening, or simply enjoying some private outdoor space.

Located close to local schools, supermarkets, and motorway access, this home combines convenience with potential. Offered with no onward chain delay, it's ready for the next owner to move in and make their mark.

## APPROXIMATE AGE OF THE PROPERTY

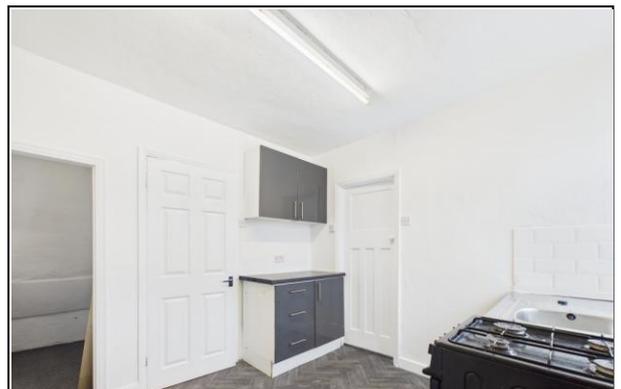
1930's

## TENURE

The property is **Freehold**

## COUNCIL TAX

Band "A"



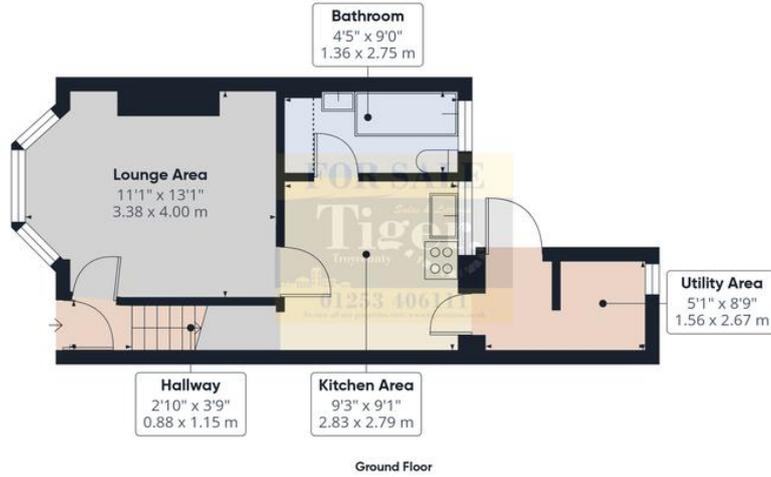
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## PLEASE NOTE

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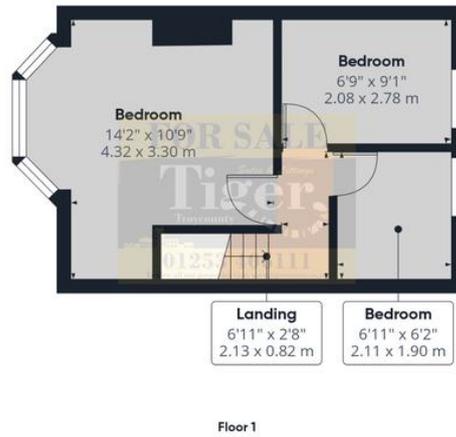


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**Approximate total area<sup>0</sup>**  
603 ft<sup>2</sup>  
56.2 m<sup>2</sup>

**Reduced headroom**  
6 ft<sup>2</sup>  
0.6 m<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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

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