



6 Severn Road, Blackpool, FY4 1EE

Price: £200,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	58 D	
39-54	E		
21-38	F		

- Three Bedroom Detached Family Home
- Open Plan Kitchen Dining Area
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- Driveway Providing Off Road Parking, Garage
- Loft Offering Conversion Potential
- Close To Schools Shops And Promenade
- Council Tax Band - C
- EPC Rating - D

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INTRODUCTION Substantial Detached Family Home | Three Bedrooms | South Facing Garden | Excellent Family Location

Situated in a highly sought-after residential location, this substantial three-bedroom detached family home offers generous living accommodation throughout and is perfectly positioned within easy reach of well-regarded primary and secondary schools, local shops, transport links and Blackpool Promenade. Offering spacious rooms, a fantastic family-friendly layout and exciting future potential, this is a property that must be viewed to be fully appreciated.

The ground floor welcomes you with a bright and spacious entrance hall leading to generously proportioned reception rooms, providing excellent space for both everyday family living and entertaining. To the rear of the property is an impressive open-plan kitchen and dining area, fitted with a range of units and offering ample space for family meals. French doors open directly onto the attractive south-facing rear garden, allowing natural light to flood the room while creating a seamless connection between the indoor and outdoor living spaces.

To the first floor are three well-proportioned bedrooms, each offering comfortable accommodation for growing families. The family bathroom is fitted with a modern three-piece suite comprising a bath with shower over, wash hand basin and WC.

A particular feature of the property is the loft space, accessed via Bedroom Three. The loft is partially boarded and offers excellent storage while presenting huge potential for conversion (subject to the necessary planning permissions and building regulations), providing the opportunity to create additional living accommodation in the future.

Externally, the south-facing rear garden provides an ideal space to relax, entertain or enjoy family time in the sunshine. There is also access to useful brick-built outbuildings currently utilised as a utility room and an outside WC, adding further practicality. To the front, the property benefits from a block-paved driveway providing off-road parking and garage, together with a well-maintained front garden enhancing the property's kerb appeal.

Offering spacious accommodation, a fantastic location and excellent potential to add further value, this wonderful detached family home is sure to appeal to a wide range of buyers. Early internal viewing is highly recommended.

APPROXIMATE AGE OF THE PROPERTY

1920s

TENURE

The property is **Freehold**

COUNCIL TAX

Band C

ANNUAL COUNCIL TAX AMOUNT

£2233.97

BROADBAND COVERAGE

We are advised that the property can obtain



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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>

PLEASE NOTE

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Ground Floor



Floor 1



Approximate total area⁽¹⁾
924 ft²
85.8 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.

GIRAFFE 360