



1 Harris Close, Blackpool, FY4 5QR

Price: £265,000

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

- Beautiful Extended Detached Family Home
- Stunning Open Plan Kitchen Breakfast Room
- Impressive Extension Room With Bi-Folding Doors
- Three Bedrooms Including En Suite To Main
- Walk In Wardrobe To Bedroom Three
- Landscaped Low Maintenance Rear Garden With Bar
- Garage And Off Road Parking
- Council Tax Band - C

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INTRODUCTION Beautifully presented and thoughtfully extended, this exceptional three-bedroom detached family home is situated within a highly sought-after modern development, offering excellent transport links to Lytham St Annes, local amenities, highly regarded schools and nearby motorway connections. Finished to an impressive standard throughout, this property perfectly combines contemporary style with practical family living.

Upon entering, you are welcomed into a bright and inviting entrance hall leading through to a spacious main lounge. Beautifully decorated in neutral tones, this elegant reception room provides the perfect space to relax and unwind, with ample room for comfortable family seating and entertaining.

To the rear of the property is a stunning open-plan kitchen and breakfast room, undoubtedly the heart of the home. Fitted with a stylish range of modern units complemented by quality work surfaces and integrated appliances, the kitchen offers generous storage and preparation space whilst providing an ideal setting for everyday family life. French doors seamlessly connect the kitchen to an impressive rear extension which truly sets this property apart.

The magnificent extension is a real talking point and offers an incredibly versatile living space. Flooded with natural light thanks to its impressive bi-folding doors opening directly onto the rear garden, this room could effortlessly serve as an additional family room, dining room, entertaining space, children's playroom or even a home office depending on your individual needs.

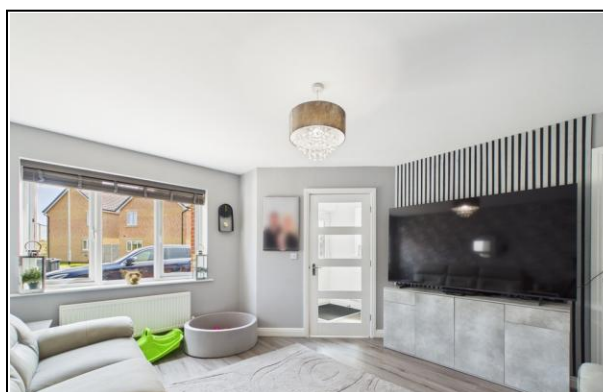
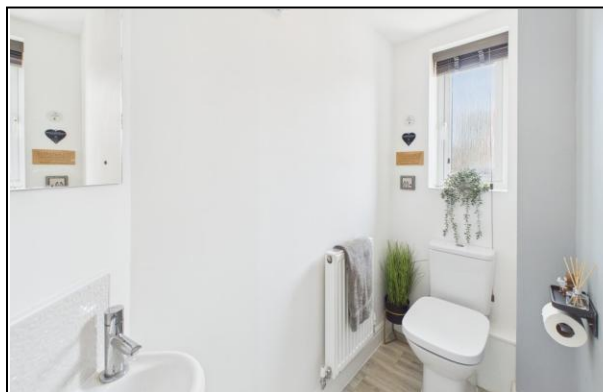
Completing the ground floor accommodation is a convenient downstairs WC fitted with a modern two-piece suite comprising a low flush WC and wash hand basin.

The first floor continues to impress with three well-proportioned bedrooms. The generous principal bedroom benefits from its own stylish en-suite shower room, creating a private retreat for the homeowners. The second bedroom offers excellent proportions, whilst the third bedroom has been professionally fitted as a luxurious walk-in wardrobe, although it could easily be returned to a traditional bedroom if required. A contemporary three-piece family bathroom, comprising a panelled bath with shower over, wash hand basin and WC, serves the remaining bedrooms.

Externally, the property enjoys a beautifully maintained, low-maintenance rear garden designed for both relaxation and entertaining. Featuring an attractive patio seating area, secure fenced boundaries and gated side access, the garden also boasts a fantastic bar area, making it the perfect space for hosting family and friends throughout the year.

To the front and side, the property benefits from off-road parking leading to a detached garage, providing additional storage and secure parking.

Offering stylish interiors, flexible living accommodation and a highly desirable location, this outstanding detached family home presents a rare opportunity for buyers seeking a property that is ready to move straight into. Early viewing is highly recommended to fully appreciate everything this wonderful home has to offer.



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TENURE

The property is **Freehold**

COUNCIL TAX

Band C

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>

PLEASE NOTE

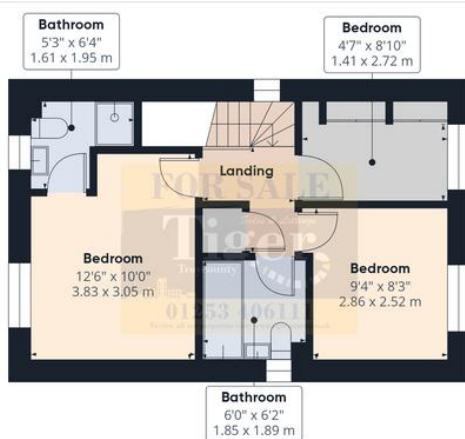
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Ground Floor



Floor 1

Approximate total area⁽¹⁾
929 ft²
86.4 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.

GIRAFFE 360

