



25 Sunningdale Avenue, Blackpool, FY4 4HS

Price: Offers Over £125,000

- Recently Refurbished Two-Bedroom Semi-Detached Home
- Popular Marton Location Close To Local Amenities
- Open-Plan Living And Dining Room With French Doors
- Modern Kitchen With Integrated Oven And Hob
- Two Good-Sized Bedrooms And Stylish Bathroom
- Low-Maintenance Rear Garden With Artificial Grass
- Dropped Kerb Providing Off-Road Parking & Secure Side Access

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INTRODUCTION This recently refurbished two-bedroom semi-detached property is situated in the popular and well-established area of Marton, offering a fantastic opportunity for first-time buyers, downsizers or those looking for a well-presented home ready to move straight into. The property has been thoughtfully updated throughout and provides modern, comfortable living accommodation combined with a low-maintenance exterior.

Upon entering, the property offers a welcoming open-plan living and dining room, creating a bright and versatile space ideal for both relaxing and entertaining. The dining area benefits from French doors opening directly onto the rear garden, allowing plenty of natural light into the room and providing easy access to the outside space.

The modern kitchen has been fitted with a range of matching wall and base units, complemented by work surfaces and incorporating a built-in oven and hob. The layout provides a practical and well-equipped space for everyday cooking.

To the first floor are two good-sized bedrooms, both offering comfortable and versatile accommodation with potential for bedroom furniture and storage. Completing the internal accommodation is a stylish modern bathroom, fitted with a contemporary suite and finished to a high standard.

Externally, the rear garden has been designed with ease of maintenance in mind, featuring artificial grass, a fenced enclosure and secure side access. This provides a private and practical outdoor space that is ideal for relaxing or entertaining without the demands of extensive garden maintenance.

To the front, the property benefits from a dropped kerb providing valuable off-road parking, while the secure side access leads through to the rear garden.

Situated in the popular Marton area, the property is well placed for a range of local amenities, shops, schools and transport links, with good access to the wider road and motorway network. This is a particularly appealing home for buyers seeking a modern, refurbished property in a convenient and established location.

Early viewing is highly recommended to fully appreciate the standard of accommodation and location on offer.

TENURE

The property is **Freehold**

COUNCIL TAX

Band **B**

ANNUAL COUNCIL TAX AMOUNT

£1,955

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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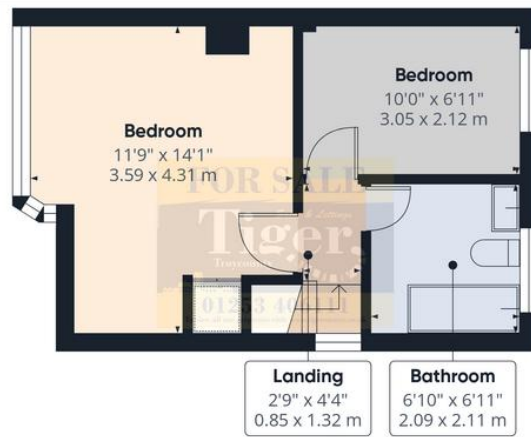
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Ground Floor



Floor 1



Approximate total area⁽¹⁾
659 ft²
61.2 m²

Reduced headroom
11 ft²
1.1 m²

(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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