



Knowle Avenue | | Blackpool | FY2 9UU
Offers in excess of £265,000

 **TAMARA SAMUELS**
The Home of Signature Properties

Knowle Avenue |
Blackpool | FY2 9UU
Offers in excess of £265,000

- Spacious four-bedroom home
- Two reception rooms
- Off-road parking available
- Large private rear garden
- Close to local amenities
- Loft conversion with en-suite
- Modern family living space
- Includes a garage
- Short walk to seafront
- Viewing highly recommended

Lounge

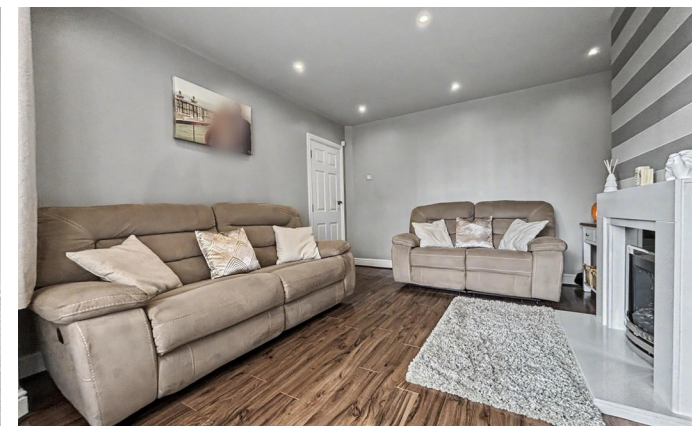
11'1" x 14'8" (3.39m x 4.48m)

A well-proportioned main reception room positioned to the front, featuring a bay window that allows for excellent natural light. A comfortable and inviting everyday living space.

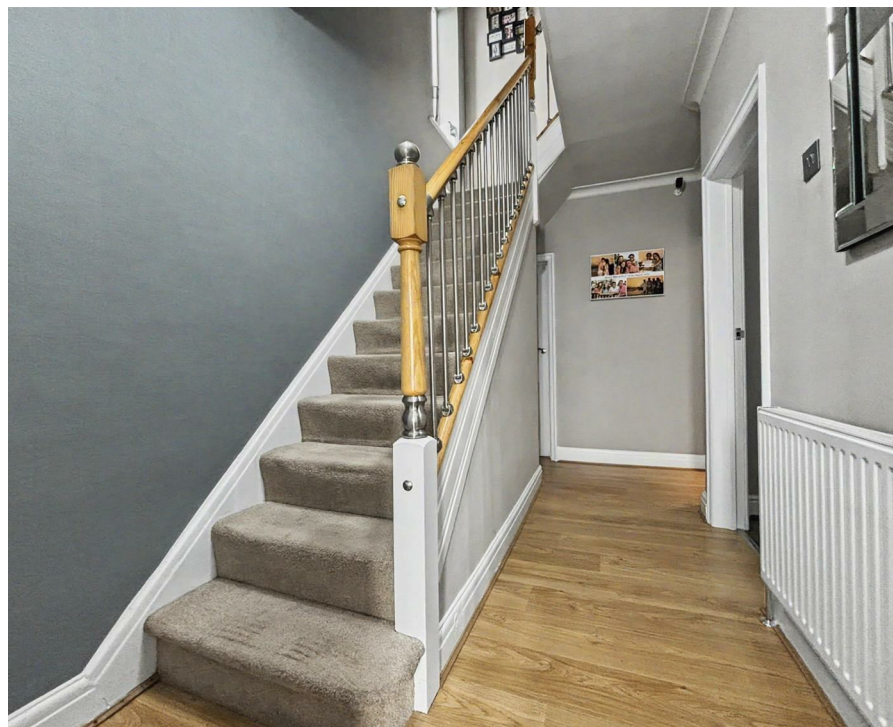
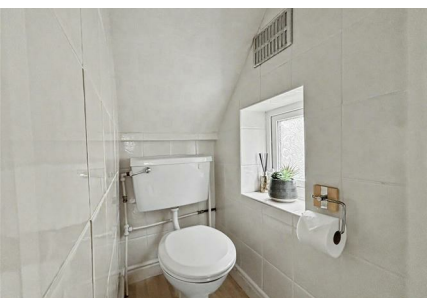
Dining Room

10'1" x 14'3" (3.07m x 4.35m)

A second generous reception room overlooking the rear garden, offering flexibility as a dining space or additional sitting room, with direct access out to the garden through French doors.



A spacious and well laid out four-bedroom family home, ideally positioned just a short walk from the seafront and promenade.



Kitchen

6'2" x 19'1" (1.87m x 5.82m)

A stylish functional and well-laid-out kitchen fitted with a range of wall and base units, complemented by ample worktop space and a breakfast bar. Positioned to the rear with direct access to the garden.

Hallway

The staircase is a key feature with a wooden handrail and spindles, leading to the first floor. There is space to move freely with doors leading to the lounge, dining room, W.C., and kitchen.

W.C.

The ground floor benefits from a convenient W.C. tucked away beneath the stairs. It is fully tiled in white with a small window letting in natural light.

Cloakroom

An additional useful ground floor space, ideal for coats, shoes and general storage, adding practicality for busy households.

Bedroom 2

8'4" x 14'7" (2.53m x 4.45m)

A spacious double bedroom to the front elevation, benefiting from a bay window and fitted wardrobes, offering excellent proportions.

Bedroom 3

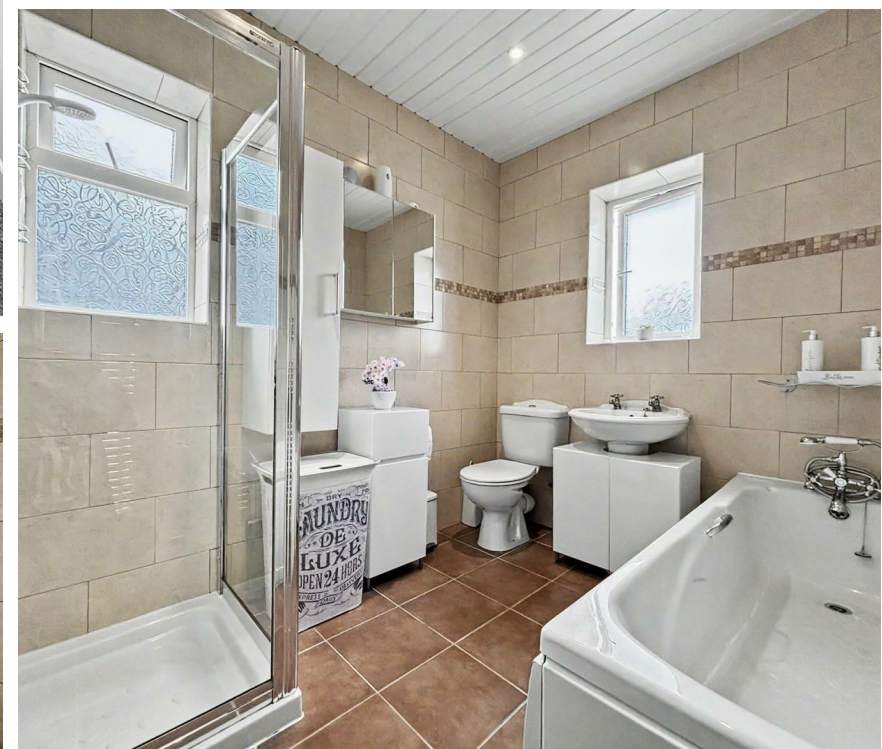
8'1" x 13'11" (2.46m x 4.25m)

A further elegant and generously proportioned double bedroom positioned to the rear, featuring fitted wardrobes, ample space for additional furniture, and pleasant views over the garden.

Bedroom 4

6'11" x 7'2" (2.12m x 2.18m)

A versatile room ideal as a single bedroom, nursery or home working space.



Bathroom

7'2" x 8'3" (2.18m x 2.52m)

The family 4 piece bathroom is spacious and well-appointed, featuring a combination of a bath and separate shower cubicle. The walls are fully tiled in a modern neutral tone. The suite includes a toilet, wash basin, and additional storage units for convenience.

Landing

The first floor landing is bright and spacious, with a window that allows natural light to filter through. It provides access to all the first-floor bedrooms and the family bathroom, and the staircase continues up to the master bedroom on the second floor.

Master Bedroom

11'7" x 15'5" (3.52m x 4.70m)

A standout feature of the property — this impressive loft conversion provides a large double bedroom, enhanced by the dormer extension which increases both space and natural light. Complete with fitted wardrobes and cupboards, it offers excellent storage and is ideal as a principal or guest suite.

En Suite

4'6" x 6'1" (1.37m x 1.85m)

The en suite bathroom attached to the master bedroom is fitted with a shower, toilet, sink and modern tiling

Rear Garden

The rear garden is a delightful outdoor space, featuring a well-maintained lawn bordered by flowerbeds and shrubs. A paved patio area provides room for seating and outdoor dining, ideal for relaxing or entertaining. There is also a detached garage accessed via a side driveway that runs alongside the house.

Front Exterior

A well-presented frontage offering off-road parking alongside an attractive low-maintenance garden, finished with decorative stone and established shrubs for added kerb appeal.



A stunning property with a viewing highly recommended.



Approx Gross Internal Area
119 sq m / 1277 sq ft



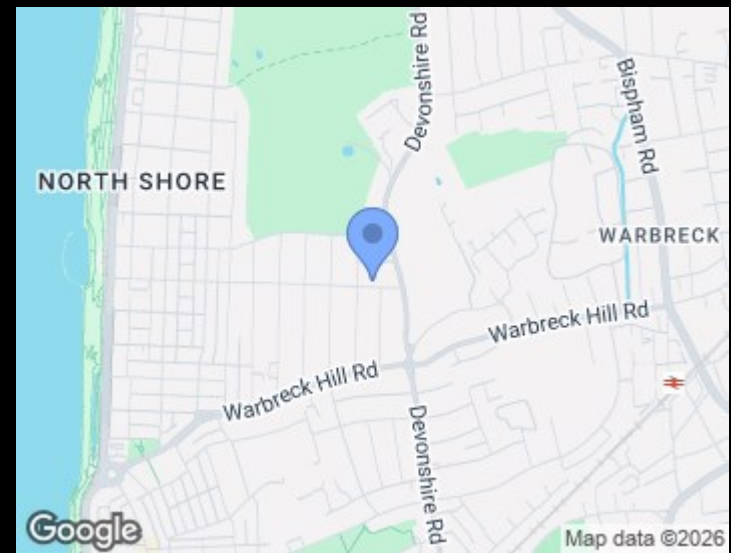
Ground Floor
Approx 49 sq m / 532 sq ft

First Floor
Approx 43 sq m / 464 sq ft

Second Floor
Approx 26 sq m / 281 sq ft

☐ Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		

Council Tax Band C EPC Rating D

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