



**1 Alderley Avenue, Blackpool, FY4 1QG**

**Price: £180,000**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

- Three-Bedroom Corner Plot Family Home
- Sought-After Location Close To Amenities
- Offered With No Onward Chain
- Separate Front Lounge For Relaxation
- Bright Open-Plan Kitchen And Dining Area
- Gardens To Front, Side, And Rear
- Off-Road Parking With Garage
- Council Tax Band - B

# 1 Alderley Avenue, Blackpool

## INTRODUCTION

This attractive three-bedroom corner plot family home is ideally positioned in a highly sought-after area, offering convenient access to a wide range of local amenities, schools, and transport links. Perfectly suited as a long-term family residence, the property is offered for sale with no onward chain, ensuring a smooth and hassle-free purchase.

The home boasts well-proportioned living accommodation throughout. Upon entering, you are welcomed into a bright and inviting entrance hall leading to a separate front lounge, providing a comfortable and private space for relaxation. To the rear, the property opens up into a spacious open-plan kitchen and dining area, thoughtfully designed to be the heart of the home. This impressive space is flooded with natural light, creating a warm and airy atmosphere ideal for both everyday living and entertaining.

Upstairs, the first floor comprises three generously sized bedrooms, each offering flexibility for family living, guest accommodation, or home working. These are served by a modern three-piece family bathroom, fitted with all essential amenities.

Externally, the property benefits from gardens to the front, side, and rear, making the most of its desirable corner plot position. The outdoor space provides excellent potential for landscaping, play areas, or outdoor entertaining. Additionally, there is off-road parking and a garage, offering ample storage and convenience.

Overall, this is a fantastic opportunity to acquire a well-located, spacious family home with great potential, ready to move into and enjoy.

## APPROXIMATE AGE OF THE PROPERTY

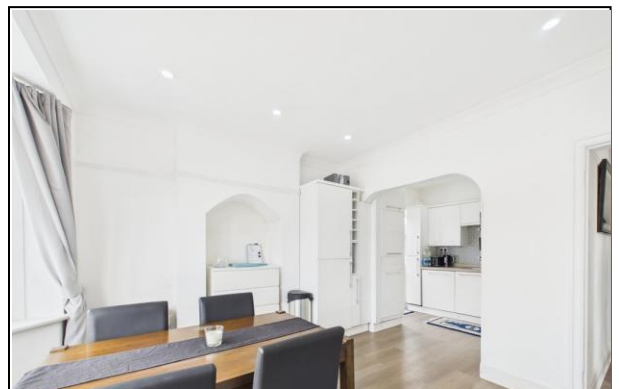
1940s

## TENURE

The property is **Freehold**

## COUNCIL TAX

Band "B"

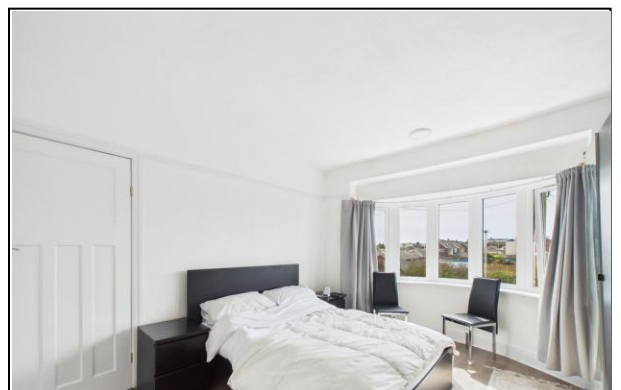
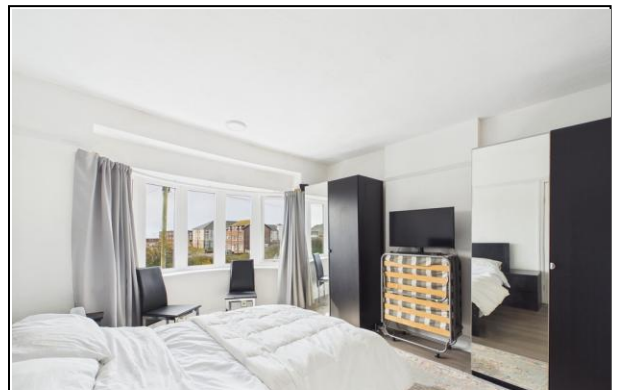


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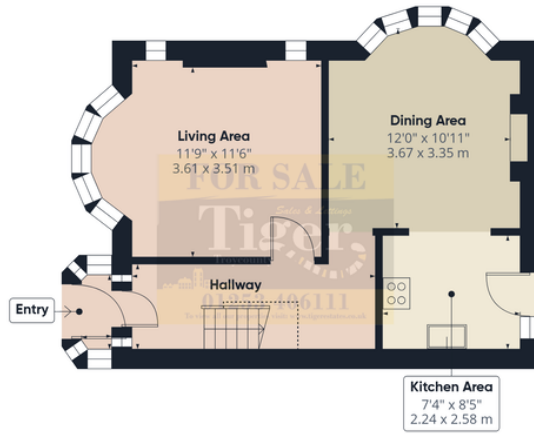
## PLEASE NOTE

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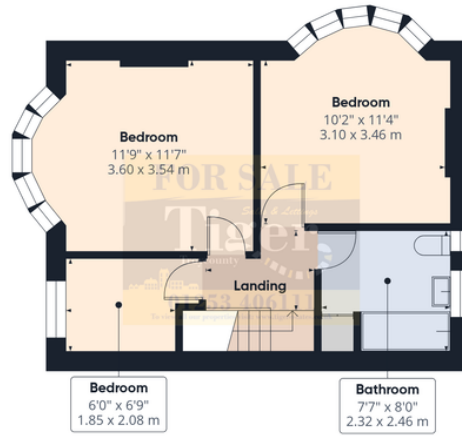
09/04/2026



# 1 Alderley Avenue, Blackpool



Ground Floor



Floor 1



**Approximate total area<sup>m</sup>**  
863 ft<sup>2</sup>  
80.2 m<sup>2</sup>

**Reduced headroom**  
11 ft<sup>2</sup>  
1 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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