



**Walnut Avenue , Blackpool, FY4 5GZ**

**Price: £275,000**

Score	Energy rating	Current	Potential
92+	<b>A</b>		<b>94 A</b>
81-91	<b>B</b>	<b>83 B</b>	
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

- Spacious Three-Bedroom Detached Family Home
- Open-Plan Kitchen And Dining Area With French Doors
- Master Bedroom With En-Suite Shower Room
- Two Further Bedrooms With Shared Family Bathroom
- Low-Maintenance Rear Garden With Decked Area
- Brick-Built Garage With Electric And Power
- Timber Cabin/Home Office Accessible Via Secret Passage

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# Walnut Avenue, Blackpool

## INTRODUCTION

Stunning 3 Bedroom Detached Family Home on the Former Kensington Site – Redwood Gardens, Elan Homes

This beautifully presented three-bedroom detached family home is situated on the highly sought-after former Kensington site, now part of Elan Homes' Redwood Gardens. In fantastic condition throughout, this property offers an ideal long-term family move with spacious living, modern amenities, and a versatile outdoor space.

Upon entering, you are welcomed into a spacious lounge, perfect for relaxing and entertaining, with ample room for a variety of furniture layouts. There is also a convenient downstairs WC, ideal for families and guests.

To the rear of the property, a stunning open-plan kitchen and dining area provides a light, airy, and sociable space. The dining area is perfect for entertaining, with French doors opening onto the rear garden, seamlessly blending indoor and outdoor living.

Upstairs, the property boasts three well-proportioned bedrooms. The master bedroom enjoys the luxury of a private three-piece shower room, while the remaining two bedrooms share a modern family bathroom, all located on the first floor.

Externally, the property features a low-maintenance family garden, designed for both style and practicality. Highlights include flagged stone pathways, artificial grass, and a raised decked area large enough for a patio table and chairs. A unique feature of this home is a secret passageway leading to the rear of the garage, which opens onto a timber-built cabin, ideal for a home office, gym, or playroom.

The property also benefits from a brick-built garage with electric power, a front laid-to-lawn garden, and a driveway providing off-street parking.

Conveniently located, this home offers easy motorway access and is just a short distance from local supermarkets and amenities, making it the perfect combination of convenience, style, and family living.

## TENURE

The property is **Freehold**

## COUNCIL TAX

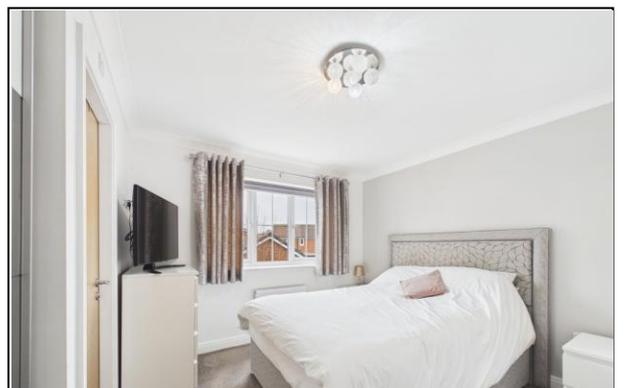
Band "D"



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## PLEASE NOTE

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# Walnut Avenue, Blackpool



**Approximate total area<sup>(1)</sup>**  
 968 ft<sup>2</sup>  
 90 m<sup>2</sup>



(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.

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