



85 Stony Hill Avenue, Blackpool, FY4 1PP

Price: £285,000

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

- Four Bedroom Semi Detached Home In Prime Location
- Spacious Lounge With Modern Interior Design
- Stylish Open Plan Kitchen And Dining Area
- Principal Bedroom With Private En Suite
- Contemporary Family Bathroom And Downstairs WC
- Garage And Driveway With Ample Parking
- East Facing Garden Ideal For Entertaining
- Council Tax Band - D

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INTRODUCTION

A standout four-bedroom semi-detached home, perfectly positioned in the heart of Blackpool with excellent access to local amenities and transport links. From the moment you step inside, a welcoming entrance hall sets the tone, leading to a spacious and elegant lounge, a sleek downstairs WC, and a stylish open-plan kitchen/dining area, ideal for modern family living and effortless entertaining.

Upstairs, the property continues to impress with four well-proportioned bedrooms, including a superb principal suite complete with a private en-suite, alongside a contemporary family bathroom finished to a high standard.

Externally, the home offers a garage for secure parking or storage, complemented by a generous driveway providing ample off-road parking for multiple vehicles. The beautifully maintained east-facing rear garden is a true highlight, bathed in morning sunlight and fully enclosed, creating a private and safe haven perfect for relaxing, entertaining, or family time.

Set within a desirable and well-connected location, surrounded by green spaces and mature trees, this exceptional freehold property delivers both space and lifestyle in equal measure. Early viewing is essential to fully appreciate everything this impressive home has to offer.

TENURE

The property is **Freehold**

COUNCIL TAX

Band "D"

PLEASE NOTE



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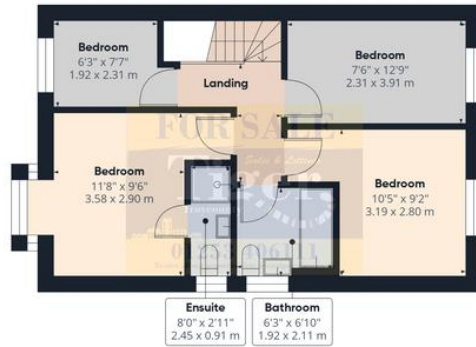


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Ground Floor

Approximate total area⁽¹⁾
1233 ft²
114.4 m²



Floor 1

(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

