



1 Meanwood Avenue, Blackpool, FY4 4LU

Price: £265,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		

- Spacious And Versatile Three Bedroom Family Home
- Bright Front Living Room With Large Bay Window
- Modern Open Plan Kitchen Dining And Living Space
- Ground Floor Versatile Reception Room Or Optional Bedroom
- Contemporary Family Bathroom
- Low Maintenance Private Rear Garden Ideal For Entertaining

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INTRODUCTION

A welcoming entrance hall provides access to the principal ground floor rooms, including the bedroom and bathroom. Thoughtfully laid out and finished in neutral décor, the space feels bright and practical, while a side door leads directly to the rear garden, allowing for additional natural light and ventilation.

Situated at the front of the property, the living room is bright and inviting, featuring a large bay window that floods the space with natural light. Tastefully decorated in neutral tones, it offers a comfortable setting for both relaxing and entertaining, with soft carpeting and elegant wall lighting enhancing the warm and cosy atmosphere.

A versatile second reception room / bedroom offers flexibility to suit a range of needs, whether as an additional living space, home office, or ground floor double bedroom. With a front-facing window and soft carpeting, it provides a peaceful and comfortable environment, ideal for guests or multi-generational living.

The family bathroom is well presented and fitted with a contemporary four-piece suite, including a bath with tiled surround, separate corner shower enclosure, wash basin, and WC. Fully tiled in modern tones, it is finished with recessed spotlights and a chrome heated towel rail.

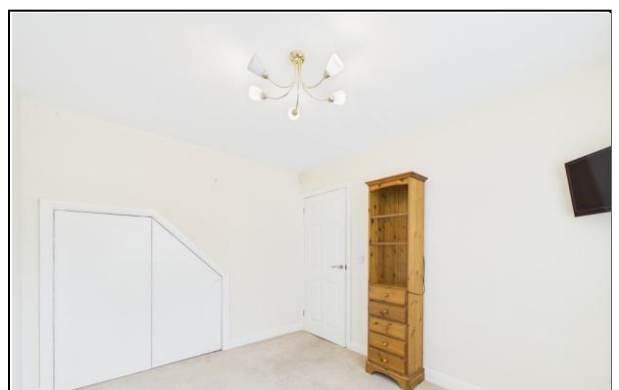
The heart of the home is the impressive open-plan kitchen, dining, and living area, designed perfectly for modern family life. The kitchen is fitted with stylish white units, an integrated oven, gas hob with extractor, and space for freestanding appliances. The dining and living area comfortably accommodates both a family table and lounge furniture, with French doors opening onto the rear patio, ideal for indoor-outdoor living and entertaining. Wood-effect flooring and recessed spotlights complete this bright and sociable space.

Upstairs, a notably spacious landing is enhanced by a large Velux skylight, filling the area with natural light. Its generous proportions offer potential for additional storage or even a reading or study nook, while soft carpeting adds to the cosy feel.

The principal bedroom is an impressive and characterful space, featuring angled ceilings, a dormer window, and recessed spotlights. Positioned at the rear of the property for added privacy, it offers ample room for freestanding furniture along with useful built-in eaves storage.

A further generously sized double bedroom enjoys a front-facing window and additional eaves storage. It is a versatile space, ideal as a child's bedroom, guest room, or hobby area, benefitting from good ceiling height and plenty of natural light.

The first floor is further complemented by a separate shower room, fitted with a tiled shower enclosure and finished in neutral tones, as well as a separate WC with wash basin, providing added convenience for busy households.



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Externally, the rear garden offers a low-maintenance and practical outdoor space, perfect for modern living. Accessed directly from the kitchen via French doors, it features a paved patio ideal for outdoor dining and entertaining. Enclosed by fencing for privacy, it also provides a secure area for children and pets to enjoy.

TENURE

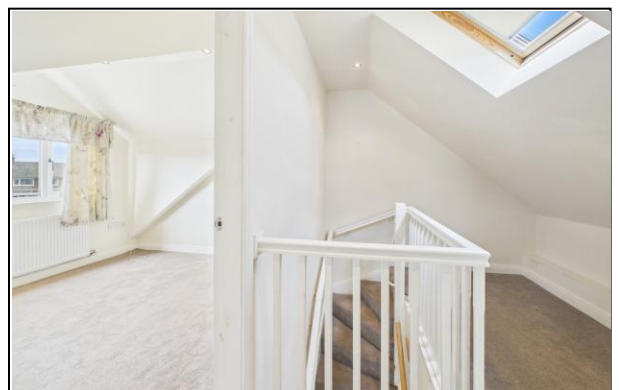
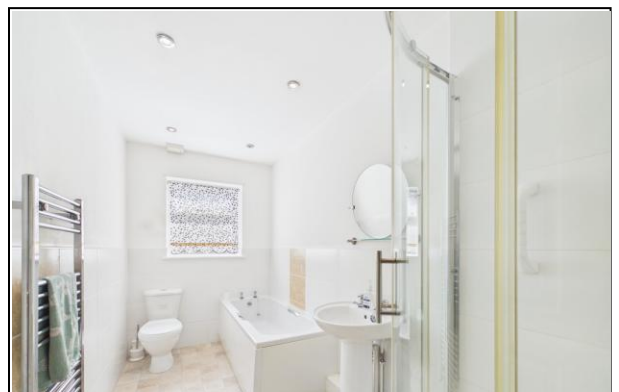
The property is **Freehold**

COUNCIL TAX

Band "C"

PLEASE NOTE

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Approximate total area⁽¹⁾
1080 ft²
100.3 m²

Reduced headroom
122 ft²
11.4 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.

GIRAFFE 360

