



127 Stony Hill Avenue, Blackpool, FY4 1PW

Price: Offers Over £300,000

EPC PENDING

- Stunning Extended Three Bedroom Semi-Detached Family Home
- Sought-After Residential Location In South Shore
- Impressive Open Plan Kitchen, Dining And Family Space
- Stylish Kitchen With Central Island And Lantern Roof
- Spacious Lounge Featuring A Charming Log Burning Stove
- Generous Rear Garden With Timber Outbuilding And Electric
- Block Paved Off Road Parking Close To Shops And Promenade

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INTRODUCTION Delighted To Introduce This Stunning Extended Three Bedroom Semi-Detached Family Home, Situated Within One Of South Shore's Most Sought-After Residential Locations. Beautifully Presented Throughout And Offering Exceptional Living Accommodation, This Fantastic Property Has Been Thoughtfully Extended To Create The Perfect Home For Modern Family Living And Entertaining. Early Viewing Is Highly Recommended To Fully Appreciate Everything This Outstanding Home Has To Offer.

Upon entering the property, you are welcomed by a generous entrance hallway with staircase leading to the first floor, creating an impressive first impression. There is also a convenient ground floor WC complete with wash hand basin, ideal for family life and visiting guests.

To the front elevation is a spacious and inviting lounge, tastefully decorated and centred around a charming log-burning stove, providing a warm and cosy atmosphere during the colder months.

The true heart of this exceptional home is found to the rear, where the property has been thoughtfully opened up and extended to create a magnificent open-plan kitchen, dining and family living space. Designed with both everyday family life and entertaining in mind, this stunning room boasts a stylish fitted kitchen incorporating a large central island, an impressive roof lantern flooding the room with natural light, and ample space for both dining and relaxing. French doors open directly onto the rear garden, seamlessly connecting the indoor and outdoor living spaces.

Leading from the kitchen is a practical utility room offering additional storage and workspace, together with convenient side access to the driveway.

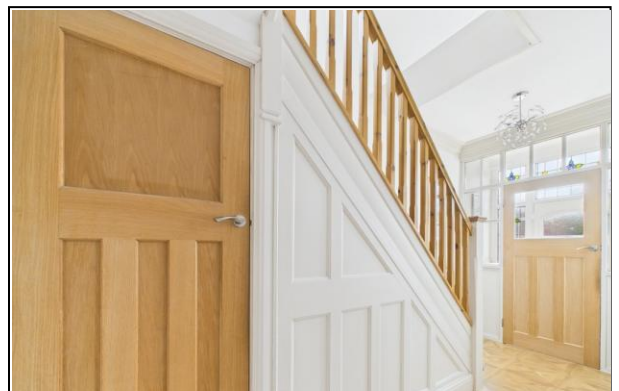
The first floor provides three well-proportioned bedrooms, all beautifully presented and offering comfortable accommodation for growing families. Completing the accommodation is a luxurious four-piece family bathroom featuring a bath, separate shower enclosure, WC and wash hand basin, finished to an excellent standard.

Externally, the property continues to impress. The rear garden is of an excellent size and is mainly laid to lawn, providing the perfect space for children to play, summer entertaining or simply relaxing outdoors. A substantial timber-built outbuilding benefits from electricity and offers fantastic versatility, making it ideal as a home office, gym, workshop, games room or hobby space. Secure side access leads to the front of the property.

To the front, the home enjoys attractive block-paved off-road parking, providing ample space for multiple vehicles.

Perfectly positioned within one of South Shore's most desirable residential areas, the property enjoys excellent access to a wide range of local amenities including supermarkets, shops, highly regarded schools, transport links and the famous Blackpool Promenade, making it an outstanding choice for families looking for a long-term home.

This is a truly exceptional family home where quality, space and location combine perfectly. Internal viewing is essential to appreciate the size, standard and lifestyle on offer.



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APPROXIMATE AGE OF THE PROPERTY

1920s

TENURE

The property is **Freehold**

SERVICE CHARGE

GROUND RENT

COUNCIL TAX

Band D

ANNUAL COUNCIL TAX AMOUNT

£2513.22

BROADBAND COVERAGE

We are advised that the property can obtain

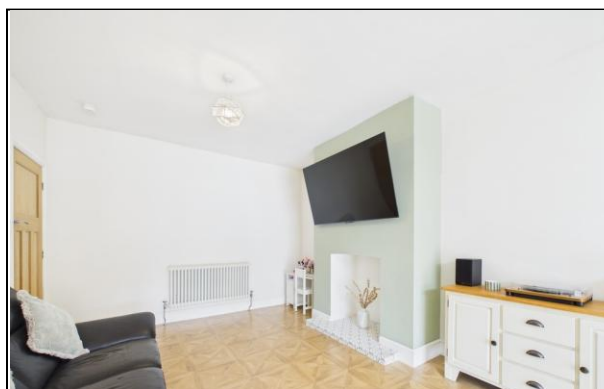
MOBILE DATA

We are advised that you are likely to have mobile coverage

We would suggest that you also make your own enquiries as to Mobile Data coverage <https://www.ofcom.org.uk/mobile-coverage-checker>

PLEASE NOTE

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Ground Floor Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾
1357 ft²
126 m²

(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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