



4 James Avenue, Blackpool, FY4 4LB

Price: £150,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	59 D	
39-54	E		
21-38	F		

- Two Bedroom Detached True Bungalow
- Brand New Main Roof Installed In 2026
- Two Well Proportioned Bedrooms
- Accessible Wet Room
- Spacious Lounge And Fitted Kitchen
- Enclosed West Facing Rear Garden
- Off Road Parking And uPVC Double Glazing
- Council Tax Band - C

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INTRODUCTION Situated in a convenient and sought-after location, this well-presented detached true bungalow offers comfortable single-level living, a private west-facing rear garden, and the added benefit of a brand new main roof installed in 2026, providing peace of mind for years to come.

The accommodation welcomes you through a spacious entrance hall leading into a bright and inviting lounge, creating the perfect space to relax or entertain. The fitted kitchen is well-equipped with a range of built-in appliances and offers ample storage and workspace to suit everyday living.

There are two well-proportioned bedrooms, both providing comfortable accommodation, along with a modern accessible wet room/bathroom designed for practicality and ease of use.

Further benefits include gas central heating, uPVC double glazing throughout, and off-road parking to the front of the property. To the rear, the enclosed west-facing garden enjoys plenty of afternoon and evening sunshine, offering an ideal space for relaxing, gardening or entertaining family and friends.

Combining a desirable location, well-maintained accommodation, and significant recent improvements including the new main roof, this fantastic bungalow would be an ideal purchase for those looking to downsize, retire, or simply enjoy the convenience of single-storey living. Early viewing is highly recommended.

TENURE

The property is **Freehold**

COUNCIL TAX

Band C

ANNUAL COUNCIL TAX AMOUNT

£2233.67

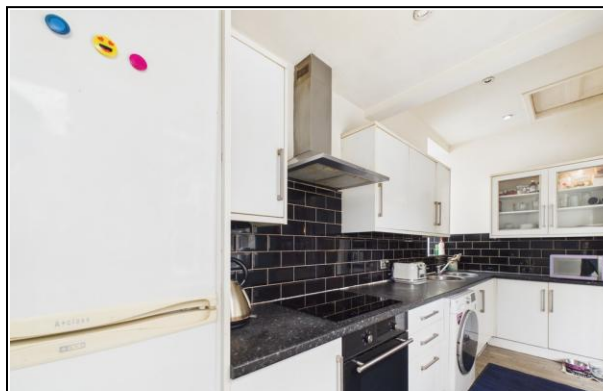
BROADBAND COVERAGE

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>



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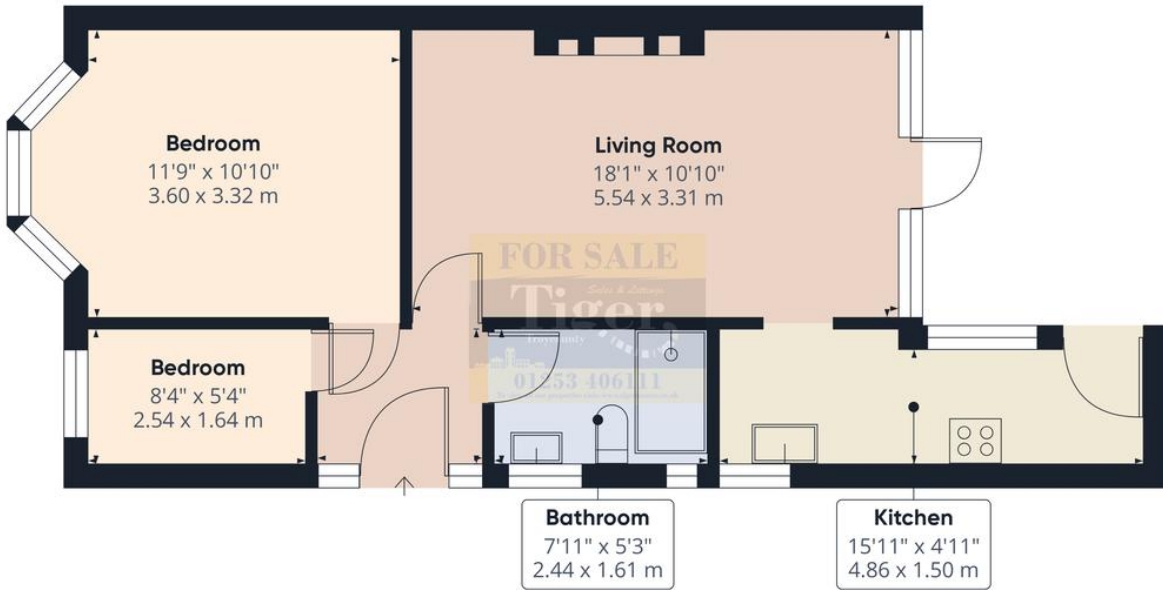
PLEASE NOTE

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10/07/2026



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Approximate total area⁽¹⁾
552 ft²
51.3 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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