



**61 Rosebery Avenue, South Shore,  
Blackpool, FY4 1LA**

**£189,950**

**EXTENDED FAMILY HOME WITH IMPRESSIVE OPEN-PLAN LIVING**

**This mid-garden terraced house was already a spacious home but has been further enhanced by a rear extension, creating even more generous and versatile family accommodation.**

**Offering THREE bedrooms to the first floor, the accommodation is further supplemented by a large LOFT ROOM, currently utilised as an excellent craft room. There is also a stylish FOUR-PIECE family bathroom.**

**The ground floor provides a comfortable lounge, separate dining room and a superb 24ft fitted dining kitchen, creating an ideal space for modern family living and entertaining. A separate utility room adds valuable practicality.**

**Externally, a delightful open garden room provides a seamless transition to the rear garden. There is also an invaluable GARAGE, complemented by additional off-road parking to the front.**

**A charming family home ideally situated within approximately 0.3 miles of Highfield Road's shops, cafés and amenities, and just 0.6 miles from the seafront.**

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**McDonald**  
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- **THREE bedrooms PLUS Loft Room**
- **Lounge**
- **Dining Room**
- **STYLISH fitted kitchen 24ft**
- **Separate UTILITY room**
- **Garage PLUS parking**



**Hall:** UPVC double glazed front door and windows, Spindled staircase, Wood effect laminate flooring, Coved ceiling, Picture rail, Radiator.

**Lounge:** 16'4" x 12'1" (4.98 m x 3.68 m) Beautiful fireplace with polished wood fire surround and log burner stove, Coved ceiling, Wood effect laminate flooring, UPVC double glazed bay window, Two radiators. Open to:-



**Dining Room:** 15'4" x 10'10" (4.67 m x 3.30 m) Wood effect laminate flooring, UPVC double glazed patio doors, Radiator.

**Dining Kitchen:** 24'0" x 7'3" (7.32 m x 2.21 m) Stylish range of high gloss fitted wall and base cupboard units, Wood block oak worktops, Stainless steel sink, Built in oven and hob with extractor hood, Built in dishwasher, Fridge, Freezer, Tiled splashback, Tiled floor, UPVC double glazed window and rear door, Radiator.



**Utility Room:** 9'0" x 5'10" (2.74 m x 1.78 m) Plumbed for washing machine, Wood effect laminate flooring, UPVC double glazed window, Double radiator.

#### **First Floor:**

**Landing:** Spindled staircase to second floor, Picture rail.

**Bedroom 1:** 16'3" x 11'7" (4.95 m x 3.53 m) Built in wardrobes to alcove.



**Bedroom 2:** 13'5" x 10'6" (4.09 m x 3.20 m) Built in wardrobes with centre vanity, Picture rail, UPVC double glazed bay window, Radiator.

**Bedroom 3 (Office):** 8'3" x 6'11" (2.51 m x 2.11 m) Fitted office furniture with wall units and desk, Picture rail, Wood effect laminate flooring, Picture rail, UPVC double glazed window.

**Bathroom:** Spacious four piece bathroom comprising; Spa bath with shower attachment, Separate shower cubicle, Vanity wash basin, Low flush WC, Tiled floor, Half tiled walls, UPVC double glazed window, Heated towel rail/radiator.

#### **Second Floor:**

**Bedroom 4:** 18'8" x 16'10" (5.69 m x 5.13 m) Currently kitted out as a hobby room with storage units and work table/island, Two double glazed skylight windows, Wood effect laminate flooring, Radiator.



**Outside:**

**Front:** Stone paved.

**Rear:** Paved with flowerbeds.

**Pergola:** Covered pergola area with timber decking open to rear garden.

**Parking:** Off street parking to the front, Garage to the rear with a UPVC double glazed window and door, Up and over door, Light and power.

**Heating:** Gas central heating (NOT TESTED).

**Tenure:** We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

**Council Tax:** Band - C £2233.97 (2026/27)

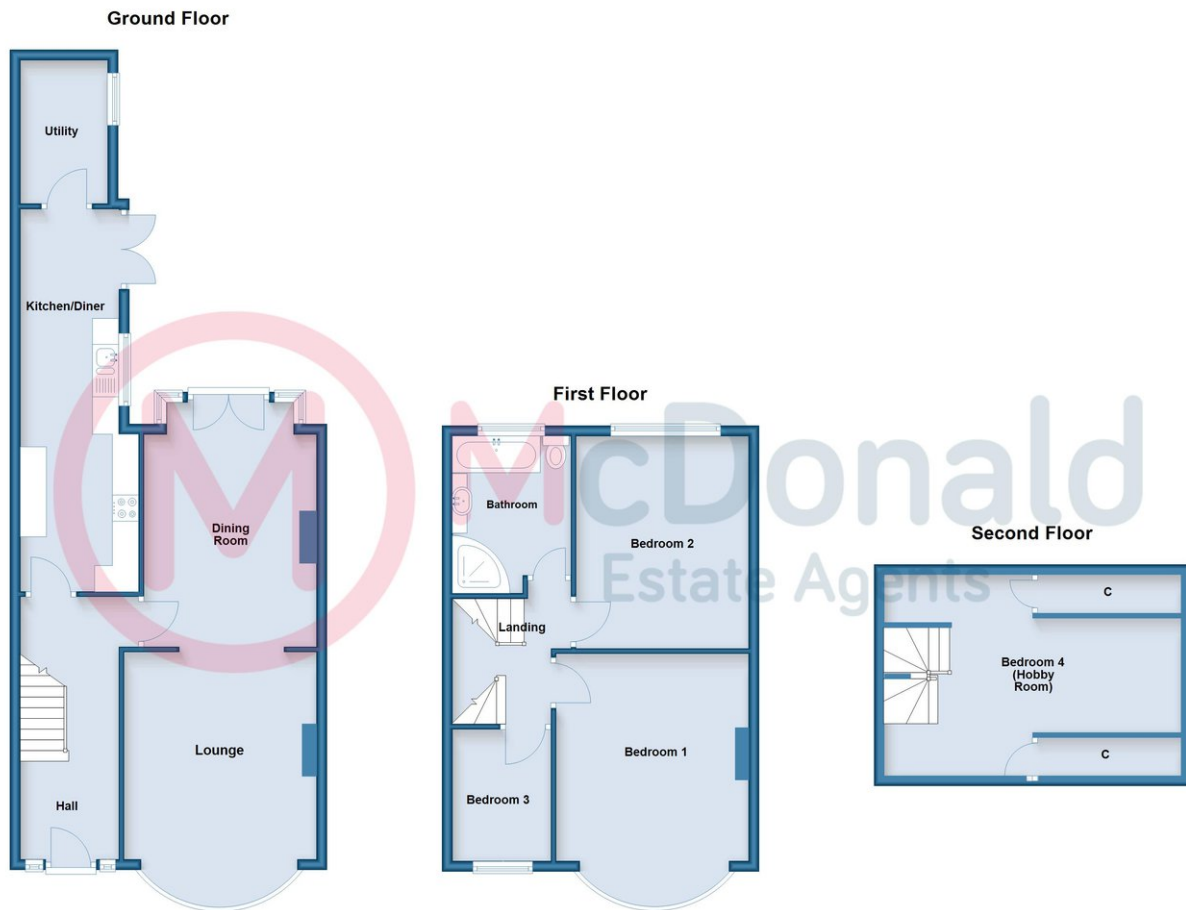


**Directions:** Take Lytham Road heading south, after passing over Watson Road, Rosebery Avenue can be found fifth on the right.

**General Disclaimer:** Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

**Photography:** Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	71	76
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			



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**Rosebery Avenue**

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