



17 Swanage Avenue , Blackpool, FY4 1LS
Price: £150,000 Offers In The Region

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

- Three Bedroom Terraced House In Great Condition Throughout
- Spacious Open Plan Lounge Through Dining Area And Kitchen
- Modern Kitchen With Breakfast Bar And French Doors
- Convenient Downstairs WC For Added Practicality
- South Facing Family Sized Rear Garden With Patio Area
- Three Well Proportioned Bedrooms And Modern Bathroom

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Swanage Avenue , Blackpool

INTRODUCTION

This well-presented three-bedroom terraced house is offered in excellent condition throughout and provides stylish, modern living ideal for families, first-time buyers, or investors alike.

The ground floor features a bright and spacious open-plan layout, beginning with a welcoming front lounge that flows seamlessly through to the dining area and contemporary fitted kitchen. The kitchen is thoughtfully designed with ample storage and worktop space and is complemented by a breakfast bar, making it perfect for both everyday living and entertaining. An additional downstairs WC adds further practicality. To the rear, French doors open directly onto the garden, allowing plenty of natural light and creating a wonderful connection between indoor and outdoor spaces.

To the first floor, the property offers three well-proportioned bedrooms, all finished to a high standard and suitable for a range of uses including family living, guest accommodation, or home office space. Completing the accommodation is a modern three-piece bathroom suite, finished with contemporary fittings and tasteful décor.

Externally, the property continues to impress. The south-facing rear garden is family-sized and fully fenced for privacy, featuring a patio area ideal for outdoor dining and entertaining, with the remainder laid to lawn. To the front, the property benefits from a dropped kerb and stony chippings, providing off-road parking.

Overall, this is a fantastic home ready to move straight into, combining modern open-plan living with excellent outdoor space and convenient off-road parking.

The property is **Freehold**

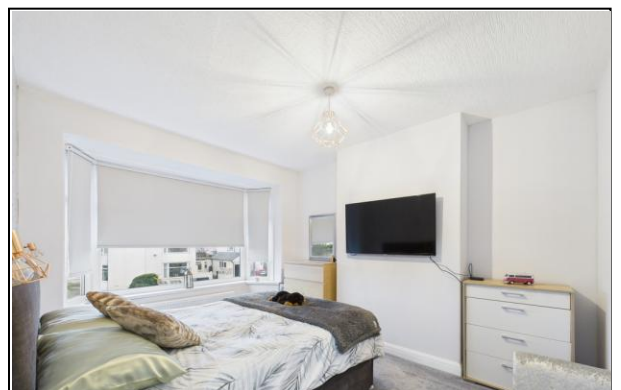
COUNCIL TAX
Band "B"

PLEASE NOTE

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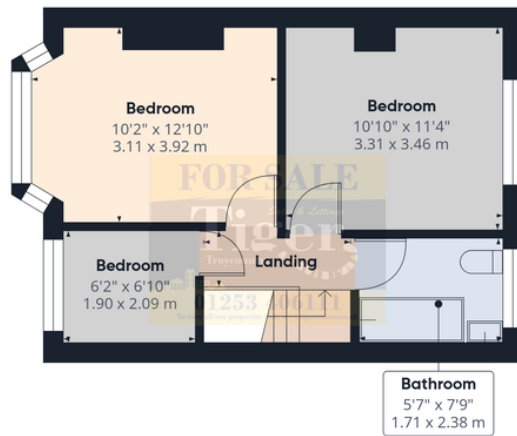
Swanage Avenue, Blackpool



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Ground Floor



Floor 1



Approximate total area⁽¹⁾
805 ft²
74.8 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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