



28 Arkholme Avenue, Blackpool, FY1 6QJ

Price: £159,950

- Three Bedroom Semi Detached Family Home
- Popular Residential Location
- Spacious Open Plan Lounge And Dining Area
- Generous Family Garden With Decking
- Timber Built Garden Bar With Power
- Two Useful External Outbuildings
- Excellent Potential For Further Development
- Council Tax Band - B

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INTRODUCTION A delightful three-bedroom semi-detached family home, ideally situated within a popular and established residential location. The property is conveniently positioned close to a range of local schools, shops, everyday amenities and regular bus routes, whilst also being within a short distance of Blackpool town centre, making this an excellent choice for families and buyers looking for a well-connected home.

Internally, the property offers well-proportioned accommodation throughout, with plenty of scope for the new owner to personalise and modernise to their own taste. The spacious open-plan lounge/dining area provides an excellent central living space, with the potential to create an even more impressive modern family and entertaining area by opening up the kitchen, subject to the necessary permissions and requirements. This could create a fantastic open-plan kitchen, dining and living space ideal for contemporary family life.

The existing kitchen is functional and provides direct access out to the generous rear garden, making it particularly practical for everyday family use and entertaining. The first floor offers three well-proportioned bedrooms, comprising two comfortable double bedrooms and a useful single bedroom, together with a three-piece family bathroom suite.

Externally, the property really comes into its own, boasting a generous family-friendly rear garden offering a combination of laid-to-lawn areas, planted borders and low-maintenance flagged sections. A raised decking area provides the perfect space for outdoor seating, relaxing and entertaining during the warmer months. The garden also benefits from secure side access.

Adding further appeal is a fantastic timber-built garden bar, complete with power and electrics, providing an excellent space for entertaining friends and family or simply enjoying the garden. There are also two useful additional outbuildings, one of which is currently utilised as a utility room, providing valuable additional storage and practical space.

Overall, this is a superb opportunity to acquire a spacious three-bedroom family home in a popular residential location, offering comfortable accommodation, a generous garden and considerable potential to create a fantastic modern family and entertaining space. Early viewing is highly recommended to fully appreciate the accommodation, outdoor space and potential this property has to offer.

TENURE

The property is **Freehold**

COUNCIL TAX

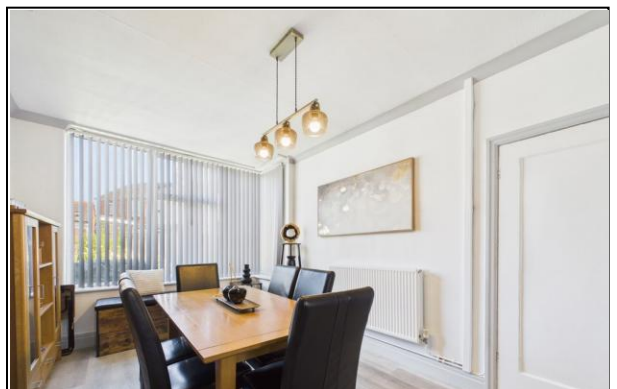
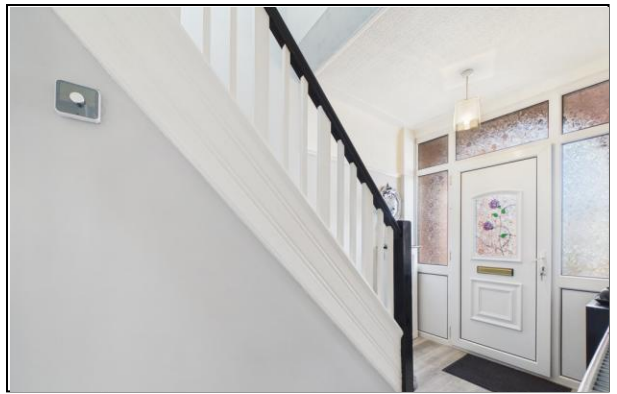
Band **B**

ANNUAL COUNCIL TAX AMOUNT

£1,955

BROADBAND COVERAGE

We are advised that the property can obtain



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MOBILE DATA

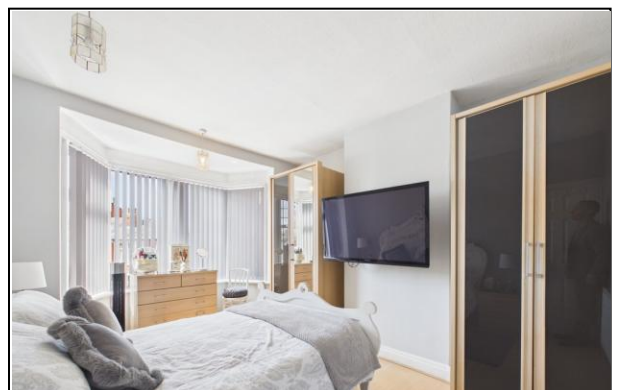
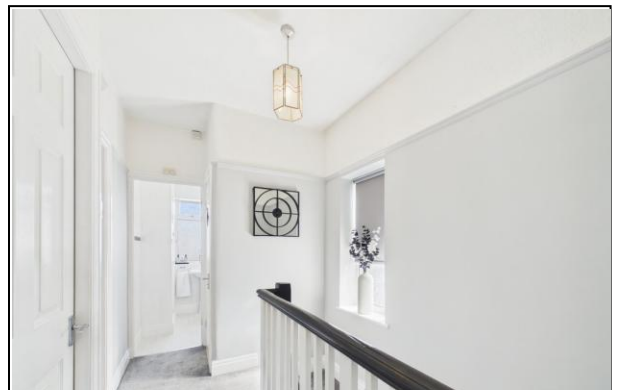
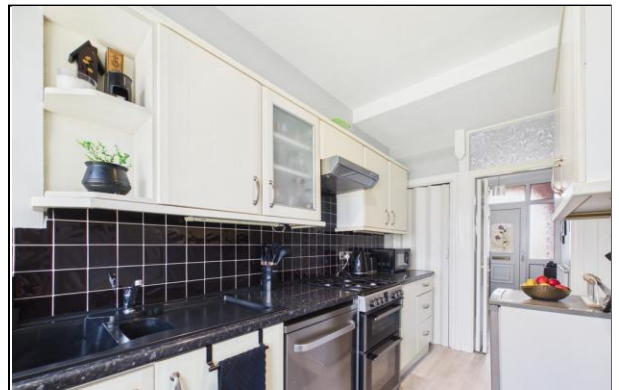
We are advised that you are likely to have mobile coverage

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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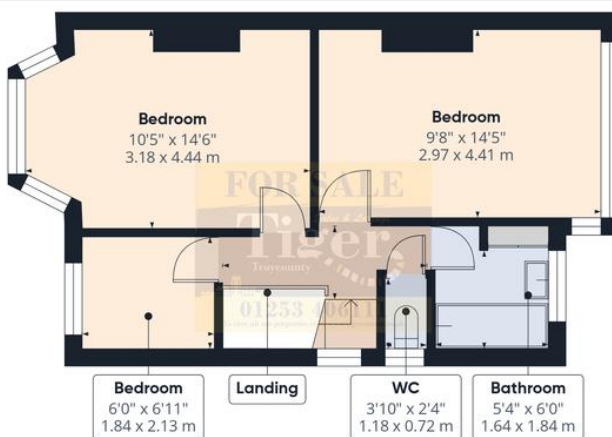
27/08/2026



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Ground Floor



Floor 1

Approximate total area⁽¹⁾
822 ft²
76.3 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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