



6 Lawson Road, Blackpool, FY3 9RT

Price: £235,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

- Three Bedroom Hall To Hall Semi Detached Family Home
- Sold With No Onward Chain Delay
- Recently Renovated Throughout
- Stunning Open Plan Kitchen / Dining Area With Breakfast Bar
- Rear Extension With Bi Fold Doors Onto Garden
- Separate Utility Room And Downstairs WC
- Off Road Parking With Unobstructed Views Over Lawsons Field

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INTRODUCTION

Situated in a highly sought-after location, just a stone's throw from the award-winning Stanley Park, this beautifully presented three-bedroom hall-to-hall semi-detached family home is offered to the market with no onward chain delay and has recently undergone extensive renovation, creating a stylish and spacious home ready to move straight into.

Occupying an enviable position with unobstructed views overlooking Lawsons Field, the property immediately impresses with its attractive kerb appeal and off-road parking to the front.

Upon entering, the accommodation briefly comprises a welcoming entrance hallway leading into a generous front lounge, flooded with natural light and enjoying delightful open views across Lawsons Field. Double doors open through to the true heart of the home, a stunning open-plan kitchen and dining area, thoughtfully designed for modern family living and entertaining.

The contemporary fitted kitchen features a range of stylish units, integrated appliances, and a practical breakfast bar, creating a fantastic social space and real focal point of the property. The home has also been extended to the rear, providing additional living space with impressive bi-fold doors opening directly onto the garden, seamlessly blending indoor and outdoor living.

Further enhancing the ground floor is a separate utility room and a convenient downstairs WC, ideal for busy family life.

To the first floor, the property offers three well-proportioned bedrooms, all beautifully presented, alongside a stylish three-piece family bathroom suite, finished to a modern standard.

Externally, the rear garden has been designed with low maintenance in mind and features artificial grass, raised borders, and secure side access, making it perfect for families, entertaining, or simply enjoying outdoor space with minimal upkeep.

Combining spacious accommodation, modern finishes throughout, an enviable outlook, and a prime location close to Stanley Park, this fantastic family home represents an exceptional opportunity for buyers seeking a property ready to move straight into.

Early viewing is highly recommended to fully appreciate the accommodation and location on offer.



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TENURE

The property is **Freehold**

COUNCIL TAX

Band "C"

PLEASE NOTE

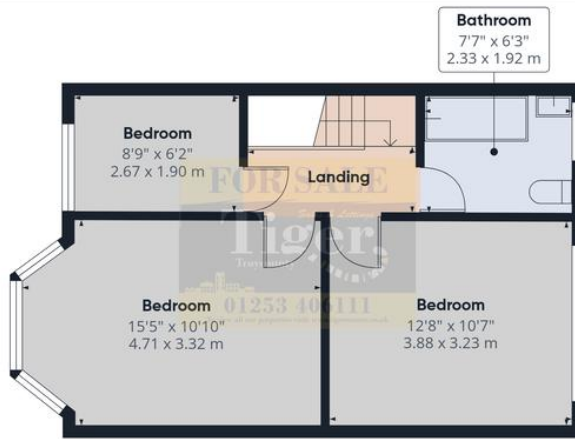
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Ground Floor



Floor 1

Approximate total area⁽¹⁾
1022 ft²
94.9 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.

GIRAFFE 360

