

47 Eastbourne Road, Blackpool, FY4 1LH

Price: £215,000

| Score | Energy rating | Current | Potential |
|-------|---------------|-------------|-------------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | 70 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

- **Extended Three Bedroom Semi Detached Family Home**
- **Popular South Shore Location Close To Schools And Shops**
- **Bay Fronted Lounge With Plenty Of Natural Light**
- **Stunning Open Plan Kitchen Diner With Skylights**
- **Second Lounge Creating Versatile Living Space**
- **Utility Area And Downstairs WC For Convenience**

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INTRODUCTION

This beautifully presented extended three-bedroom semi-detached family home is ideally located in a highly sought-after area of South Shore, offering spacious and versatile accommodation perfect for modern family living. Conveniently positioned close to well-regarded schools, local shops, and everyday amenities, the property is also just a short car journey from St Annes, making it an excellent choice for families and commuters alike.

Upon entering, you are welcomed by a bright and inviting hallway that sets the tone for the rest of the home. To the front of the property is a separate lounge, featuring a charming bay window that allows plenty of natural light to flood the room, creating a warm and comfortable space to relax.

The true focal point of the home lies to the rear, where the property has been thoughtfully extended and opened up to create an impressive living space. This area seamlessly combines a second lounge with a stunning open-plan kitchen diner, designed with both functionality and style in mind. The kitchen area is enhanced by a pitched roof with skylight windows, allowing natural light to pour in, while doors provide direct access onto the side garden, perfect for indoor-outdoor living and entertaining. Additional ground floor benefits include a separate utility area and a convenient downstairs WC.

To the first floor, the property offers three well-proportioned bedrooms, each providing comfortable accommodation for family members or guests. Completing the upper level is a modern three-piece shower room.

Externally, the home continues to impress with gardens to the front, side, and rear, offering ample outdoor space for relaxation, play, or gardening. There is also off-road parking for multiple vehicles, along with a garage providing further storage or parking options.

Further enhancing the appeal of this property, a new roof has been installed within the past five years, offering added peace of mind for prospective buyers.

Overall, this is a superb family home in a popular location, combining generous living space, modern features, excellent outdoor amenities, and convenient access to local schools, shops, and nearby St Annes.

TENURE

The property is **Freehold**

COUNCIL TAX

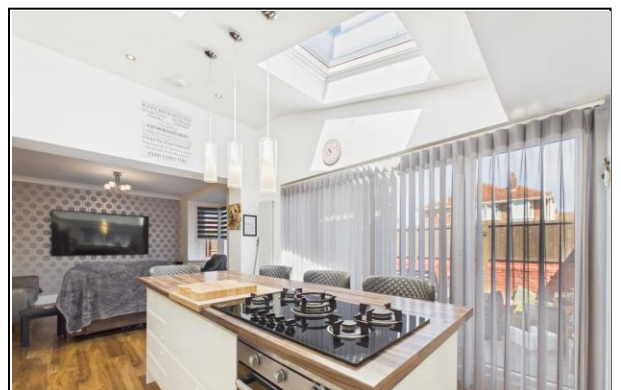
Band **"B"**



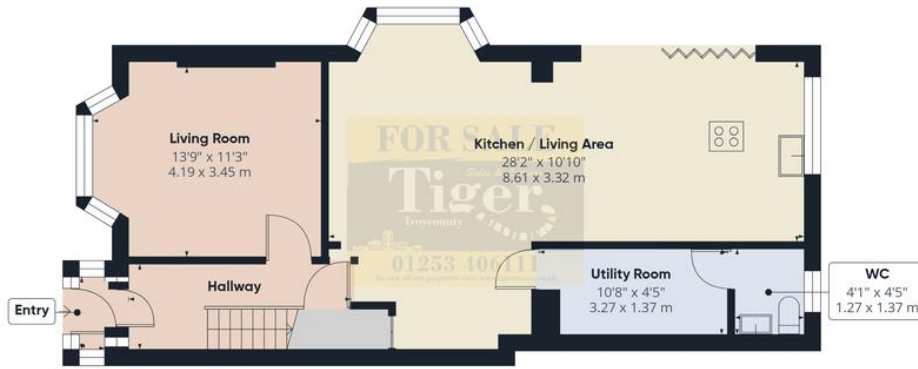
47 Eastbourne Road, Blackpool

PLEASE NOTE

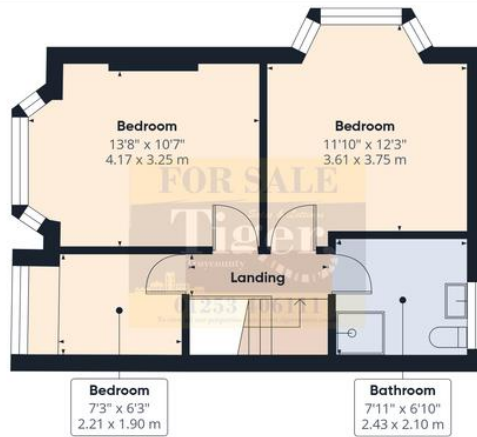
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Ground Floor



Floor 1



Approximate total area
1109 ft²
103 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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