

Road Map



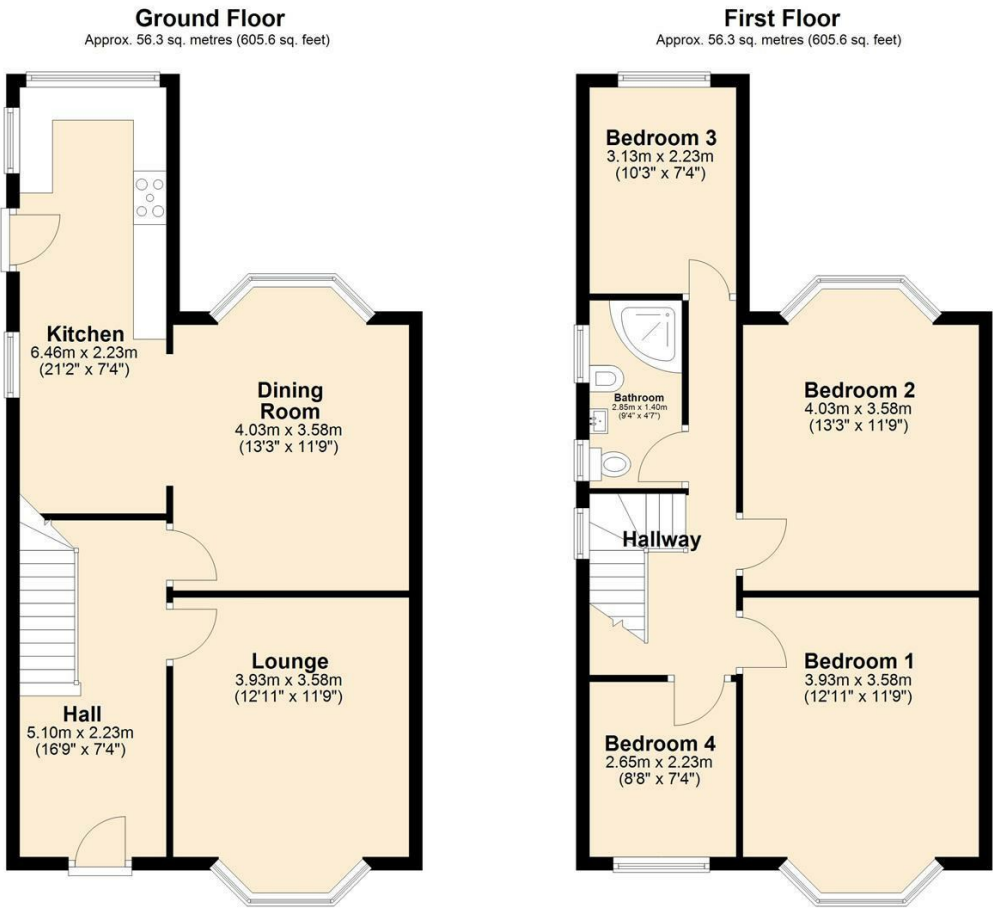
Hybrid Map



Terrain Map



Floor Plan



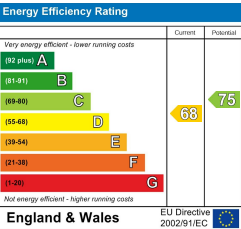
17 Napier Avenue
, Blackpool, FY4 1PA

Viewings

Please contact our iMove Sales & Lettings Office on 01253 883311 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



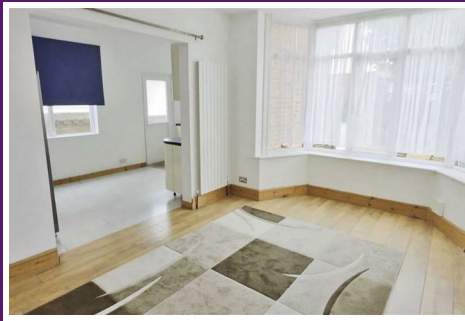
Offers In The Region Of £225,000  4  1  2  D



17 Napier Avenue

, Blackpool, FY4 1PA

Offers In The Region Of £225,000



Introduction

A spacious, bright and extended four-bedroom semi-detached family home, ideally located just behind Blackpool Promenade, with views towards the iconic Blackpool Pleasure Beach.

The property offers generous and versatile living accommodation, making it ideally suited to modern family life. The bright and spacious kitchen and dining area provides a welcoming heart to the home, creating an excellent space for family meals and entertaining.

Externally, the property benefits from a great-sized driveway providing ample off-road parking, while the generous living accommodation and four bedrooms offer plenty of space for a larger family.

Located in a popular residential area within walking distance of the train station, the Promenade and a range of local amenities, this is a fantastic opportunity to purchase a substantial family home in a desirable coastal location.

The property is offered with no onward chain, making it an attractive option for buyers looking for a straightforward purchase.

Hall

Door to front providing access from front driveway. Spacious open hallway space. Stairs to front leading to first floor landing. Understairs storage cupboard housing combi gas boiler. Carpet, ceiling light and radiator.

Lounge

12'10" x 11'8"
UPVC double glazed bay window to front. Wall mounted gas fire fitted to chimney breast Engineered Wood flooring, ceiling light and radiator.

Dining Room

13'2" x 11'8"
UPVC double glazed bay window to rear. Open access through to extended kitchen. Log burner to chimney breast. Wood effect laminate flooring, ceiling lights and radiators.

Kitchen

21'2" x 7'3"
UPVC door to side and UPVC windows to side and rear. Range of wall and base units with complimentary worktops above. Range Master gas cooker. Stainless steel sink unit with mixer tap. Plumbed for washing machine. Tiled flooring, ceiling light and radiator.

First Floor Landing

UPVC double glazed window to side. Access to all first floor rooms. Loft access. Ceiling lights and carpet.

Bedroom One

12'10" x 11'8"
UPVC double glazed bay window to front. Laminate flooring, ceiling light and radiator.

Bedroom Two

13'2" x 11'8"
UPVC double glazed bay window to rear. Laminate flooring, ceiling light and radiator.

Bedroom Three

10'3" x 7'3"
UPVC double glazed window to rear. Laminate flooring, ceiling light and radiator.

Bedroom Four

8'8" x 7'3"
UPVC double glazed window to front. Laminate flooring, ceiling light and radiator.

Bathroom

9'4" x 4'7"
UPVC double glazed opaque window to side. Four piece bathroom suite comprising corner shower unit, low flush WC, wall mounted vanity basin and bidet. Tiled walls and floor. Ceiling light and radiator.

Front Exterior

Paved open driveway to front providing off road parking for numerous vehicles.

Rear Exterior

Low maintenance rear garden with paved and decked patio areas.
Access to brick built garage.

Further Information

Tenure - Freehold

