

Blackpool Old Road | | Blackpool | FY3 7LX

£215,000

TAMARA SAMUELS

The Home of Signature Properties

Blackpool Old Road |
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£215,000

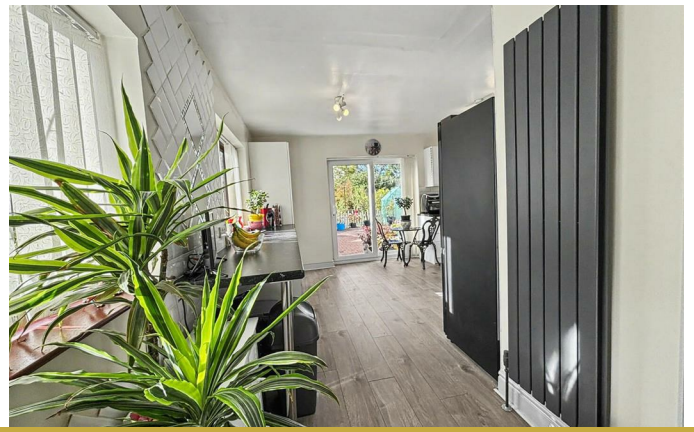
- Extended two-bedroom semi-detached bungalow
- Spacious modern kitchen
- Bay-fronted lounge with log burner
- Large rear garden with patio
- Close to Poulton
- Substantial converted loft space with versatile uses
- Separate dining room
- Log burner serviced September 2026
- Outbuildings including a separate utility room
- Driveway parking for several vehicles

Kitchen

14'1" x 11'7" (4.28m x 3.54m)

A spacious kitchen fitted with modern wall and base cabinets, complementary worktops and space for appliances. Side windows provide natural light, while sliding doors open onto the rear garden. A contemporary designer radiator completes the room. The kitchen also houses the combi boiler, fitted in August 2023 and serviced annually, with Hive controls allowing the heating to be managed remotely.

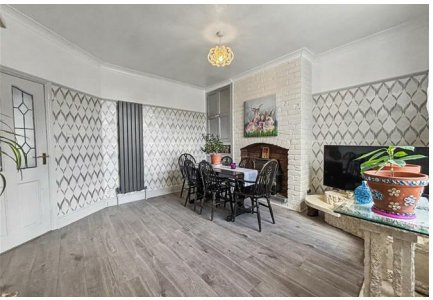






Generous living space, inside and out.











Dining Room

12'7" x 13'0" (3.83m x 3.96m)

A separate reception room with a rear-facing window, feature fireplace and contemporary designer radiator, with plenty of space for a dining table and accompanying furniture.

Lounge

13'1" x 14'11" (3.98m x 4.54m)

A generous reception room with a front-facing bay window, contemporary designer radiator and log burner set within a feature fireplace. The log burner was fitted in September 2023 and has been serviced annually, most recently on 30 September 2026.

Bathroom

7'11" x 4'10" (2.42m x 1.48m)

Fitted with a bath with shower over, washbasin and WC.

Bedroom 1

9'1" x 12'10" (2.77m x 3.92m)

A ground-floor double bedroom with a front-facing window, built-in wardrobe and contemporary designer radiator.

Bedroom 2

8'0" x 9'8" (2.45m x 2.95m)

A second ground-floor bedroom with a side-facing window and storage cupboard.

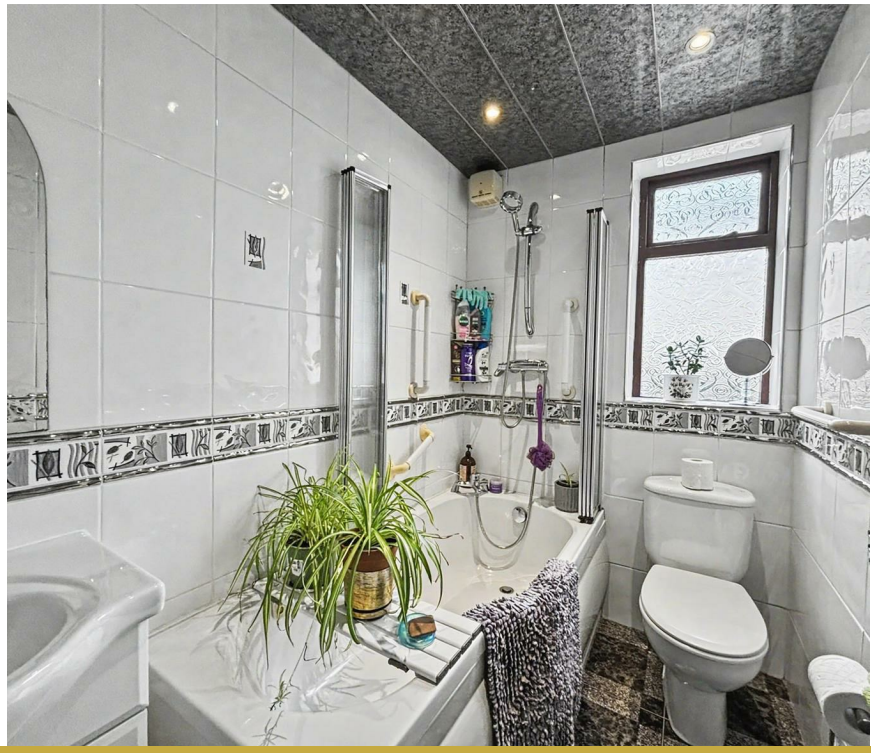
Loft Conversion

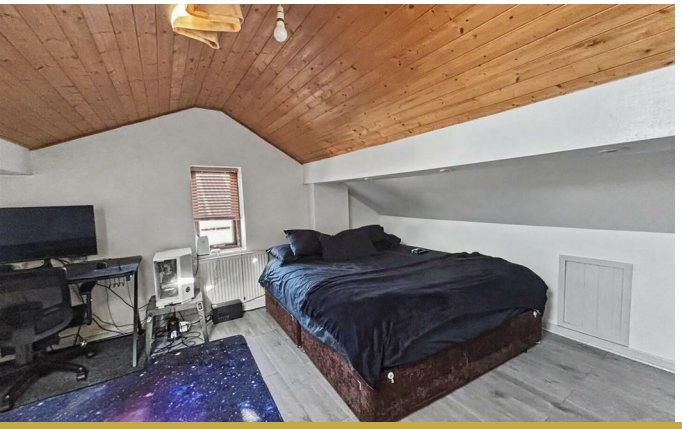
12'6" x 15'6" (3.81m x 4.72m)

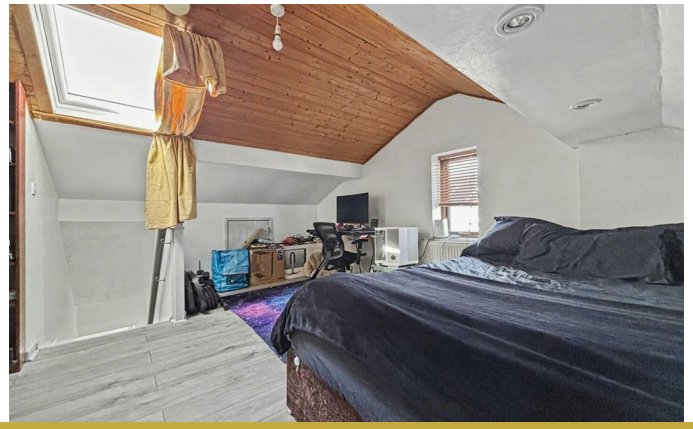
A standout feature, this impressive converted loft extends to approximately 24 feet in length, providing substantial additional space. Two roof windows and a side-facing window bring in plenty of natural light.











Entrance Hallway

A side entrance porch opens into the hallway, featuring a contemporary designer radiator and access to the ground-floor accommodation.

Garage

8'0" x 15'9" (2.43m x 4.81m)
With power, lighting and double doors to the rear.

Utility Room

7'2" x 10'6" (2.18m x 3.21m)
A separate outbuilding with a sink and plumbing for 2 washing machines.

Rear Garden

A large rear garden with lawn, established planting and a generous patio providing space for outdoor dining and seating. A range of outbuildings includes a separate utility room, garage, large shed and smaller shed.

Front Exterior

A driveway provides off-road parking for several vehicles, alongside established planting.

Important Information

Whilst every effort has been made to ensure these particulars are accurate, they are intended as a general guide and do not form part of any offer or contract. Measurements are approximate and buyers should verify any information important to their purchase, including measurements, tenure and associated charges, with their solicitor or other appropriate professional. All buyers must complete ID, AML, proof and source of funds checks through our third-party verification provider. A non-refundable verification fee applies.



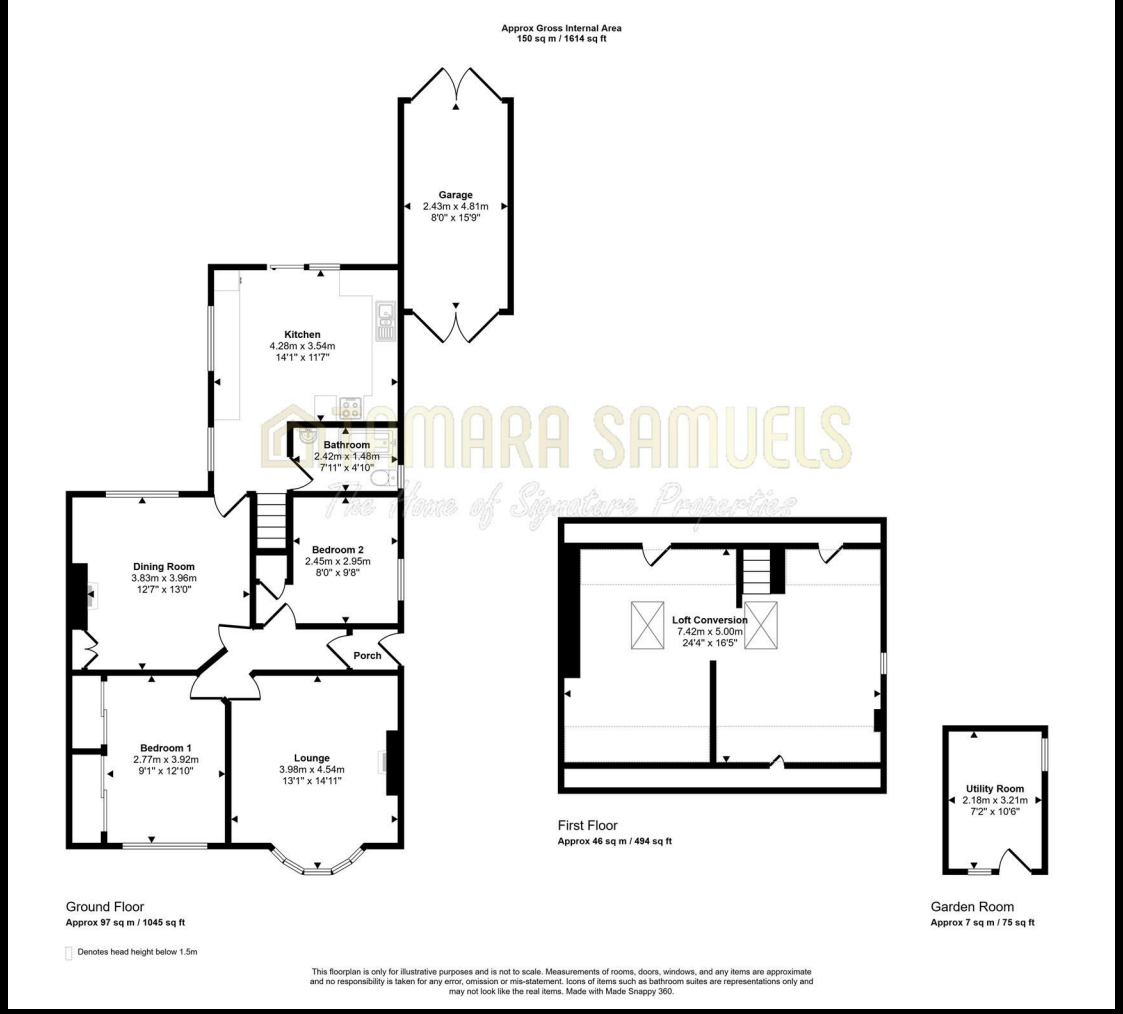


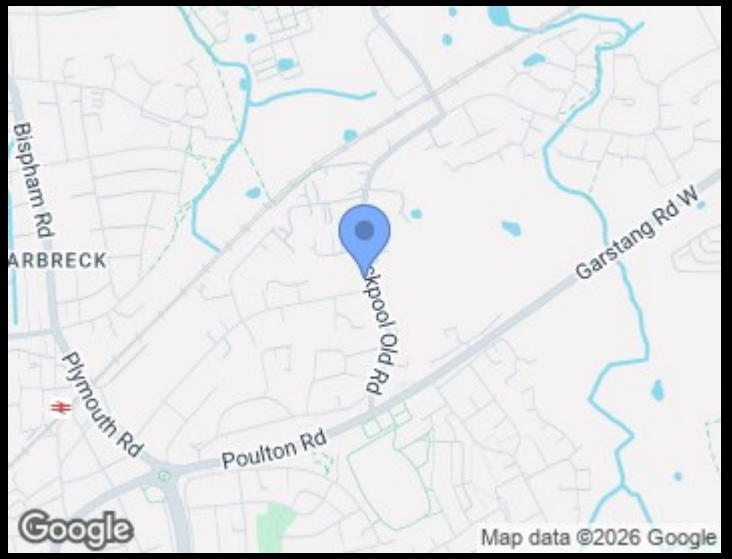
Contact Tamara Samuels for a viewing.

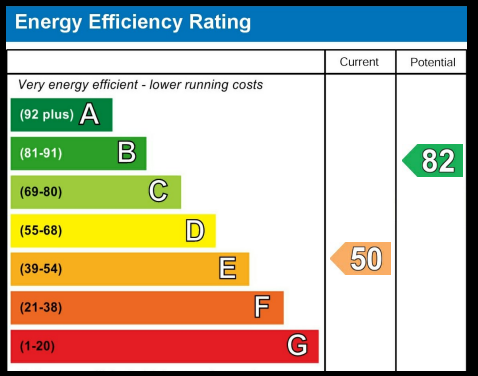












Council Tax Band **B** EPC Rating **E**

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