



4 Brodie Close, Blackpool, FY4 5NX

Price: £297,950

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

- Three Bedroom Detached Home In Sought After Location
- Two Spacious Reception Rooms Ideal For Living And Entertaining
- Modern Kitchen With Ample Storage And Workspace
- Bright And Inviting Sun Room Overlooking The Garden
- Two Bathrooms Providing Added Convenience For Families
- Private Garden With Garage And Off Street Parking

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4 Brodie Close, Blackpool

INTRODUCTION

This attractive detached family home is situated in the highly sought-after area of Blackpool and offers well-proportioned accommodation presented in good condition throughout. The property boasts three bedrooms, making it an ideal choice for growing families or those seeking additional space.

Upon entering, you are welcomed by two versatile reception rooms, perfect for both relaxing and entertaining. The well-appointed kitchen provides ample storage and workspace, while the addition of a bright and inviting sun room offers a pleasant outlook over the garden and serves as an excellent space for year-round enjoyment. The home is further complemented by two bathrooms, adding to its practicality and convenience.

Externally, the property benefits from off-street parking, a single garage, and a private rear garden, providing a safe and enjoyable outdoor space for families and social gatherings.

Brodie Close is ideally positioned for easy access to a wide range of local amenities, including shops, supermarkets, and everyday conveniences. The area is particularly well regarded for its selection of nearby primary and secondary schools, making it especially appealing for families.

For commuters, Blackpool South railway station is within close proximity, offering direct services to Preston in under 40 minutes, with excellent onward connections to Manchester and Liverpool. The property is also well-served by regular bus routes connecting you to Blackpool town centre and surrounding areas.

Leisure opportunities are plentiful, with the beautiful Stanley Park just a short distance away, offering expansive green spaces, recreational facilities, and scenic walking routes. The vibrant promenade, with its array of cafés, attractions, and seaside charm, is also easily accessible.

This well-located and spacious home presents a fantastic opportunity to acquire a desirable property in a popular residential area.

TENURE

The property is **Freehold**

COUNCIL TAX

Band "D"



4 Brodie Close, Blackpool

PLEASE NOTE

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Ground Floor



Floor 1



Approximate total area⁽¹⁾
1344 ft²
124.6 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

