



48 Langfield Avenue, Blackpool

Blackpool

Offers Over **£150,000**

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Blackpool, Blackpool

Fabulous three bedroom semi detached property, situated in a quiet yet very popular residential location being placed within close proximity of many amenities, schools, shops and transport links. Offering plenty of potential throughout. The accommodation briefly comprises of entrance hallway, lounge/diner, kitchen, conservatory. To the first floor there are three bedrooms along with a three piece bathroom suite. Externally there is front and rear gardens with the rear garden having the bonus of being south west facing. Viewing is highly recommended to appreciate what is on offer.

Council Tax band: B

Tenure: Freehold

- Offering Plenty Of Potential
- Popular Residential Location
- Conservatory
- South West Facing Rear Garden
- Three Bedrooms
- Close to Schools, Shops & Amenities





Entrance Hallway

Lounge/Diner

19' 7" x 11' 3" (5.97m x 3.42m)

Spacious Lounge/Diner, carpeted, fireplace with gas fire, UPVC double glazed character bay window to the front elevation, UPVC double glazed sliding door leading onto conservatory, two radiators.

Kitchen

10' 9" x 10' 5" (3.27m x 3.18m)

Fitted kitchen with a range of matching base and wall units, integrated fridge freezer, dishwasher, double oven, four ring gas hob with extractor fan above, plumbing for washing machine, UPVC double glazed window and door providing access onto rear garden. Radiator.

Conservatory

12' 1" x 8' 1" (3.69m x 2.47m)

Conservatory leading off lounge/diner, UPVC double glazing, door leading onto rear garden, radiator.

Landing

Landing leading to bedrooms and bathroom.

Bedroom 1

11' 7" x 12' 3" (3.52m x 3.73m)

Bedroom 1 to the front of the property, fitted overhead wardrobes, additional fitted wardrobe, UPVC double glazed walk in bay window, radiator.

Bedroom 2

15' 11" x 7' 9" (4.84m x 2.35m)

Bedroom 2 to the rear of the property, fitted wardrobes, UPVC double glazed window, radiator.

Bedroom 3

8' 3" x 6' 0" (2.51m x 1.84m)

Bedroom 3 to the front of the property, UPVC double glazed window, radiator.

Bathroom

6' 2" x 5' 11" (1.89m x 1.8m)

Three piece bathroom suite. white marble effect wall





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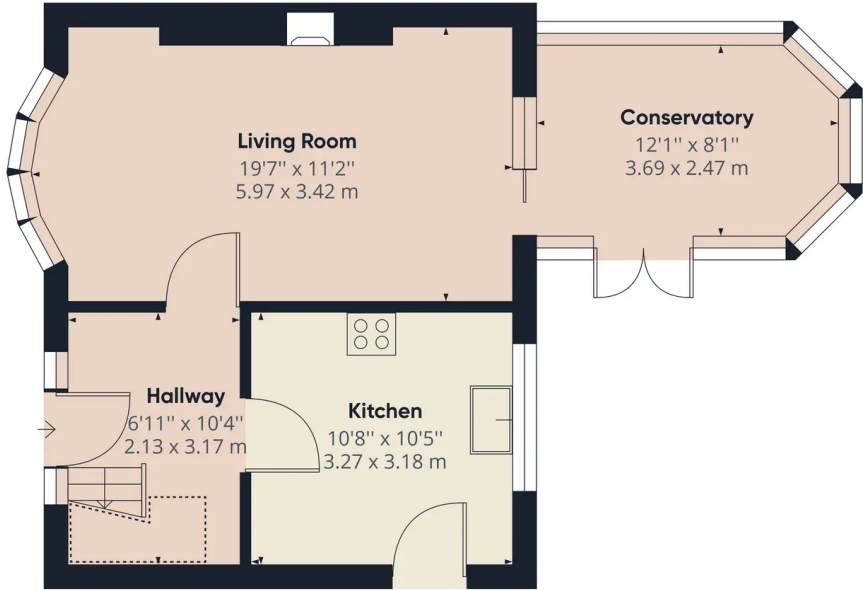
FRONT GARDEN

Low maintenance block paved front garden.

REAR GARDEN

Enclosed South West Facing Rear Garden.





Floor 1

Approximate total area⁽¹⁾
513.69 ft²
47.72 m²

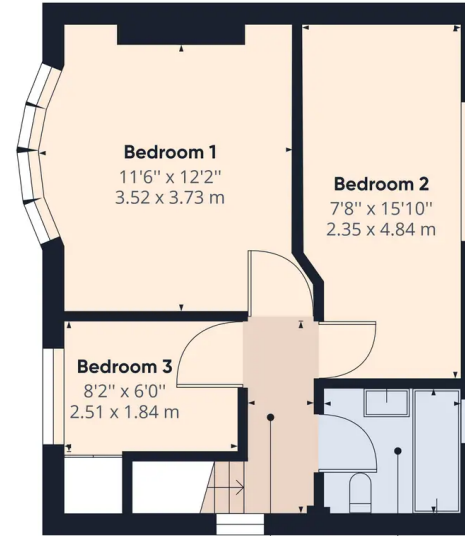
Reduced headroom
14.18 ft²
1.32 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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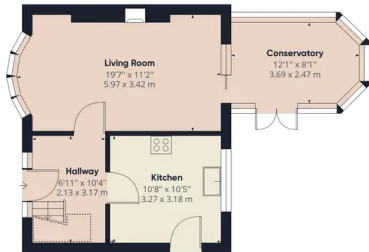
Floor 2

Approximate total area⁽¹⁾
380.99 ft²
35.40 m²

(1) Excluding balconies and terraces

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Floor 1

Approximate total area⁽¹⁾
894.68 ft²
83.12 m²

Reduced headroom
14.18 ft²
1.32 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

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Floor 2



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