



**10 James Avenue, Blackpool**

Offers Over **£150,000**



# 10 James Avenue

## Blackpool

This spacious 2 bedroom bungalow is the perfect opportunity to secure a charming home, without the hassle of a chain. Boasting a true bungalow layout, this property offers convenient and comfortable living all on one level.

Inside, the lounge with dual windows provides plenty of light and a spacious kitchen/diner is perfect for entertaining or enjoying family meal times. With 2 double bedrooms this property provides ample living space.

What truly sets this property apart is the presence of not one, but two double garages to the rear. Whether you are a car enthusiast in need of storage space or a DIY extraordinaire looking for a workshop, these garages will fulfil all your needs. With the added benefit of driveways on either side of the property, you can accommodate off road parking for multiple cars, ensuring that space will never be an issue.

Overall, this property offers a unique package making it a must-see for any discerning buyer. Don't miss out on the opportunity to make this your new home.

Council Tax band: A

Tenure: Freehold

- No Chain
- True Bungalow
- Off Road Parking
- Double Garage
- Workshop





### Entrance Hallway

4' 1" x 18' 6" (1.24m x 5.63m)

### Lounge

11' 7" x 18' 4" (3.54m x 5.59m)

UPVC double glazed windows to both side elevations, gas fire with surround, cornice style ceiling.

### Hallway

34' 11" x 3' 11" (10.64m x 1.20m)

### Kitchen

17' 0" x 14' 0" (5.18m x 4.26m)

Matching range of base and wall units with fitted worktops, integrated four ring gas hob with extractor hood and electric oven, stainless steel one and half bowl sink with draining board. UPVC double glazed window and door leading to side access, radiator.

### Bathroom

5' 11" x 14' 0" (1.80m x 4.27m)

Four piece suite bathroom comprising of low flush WC, wash basin, panelled bath and separate shower cubicle. UPVC double glazed opaque window and radiator.

### Bedroom 1

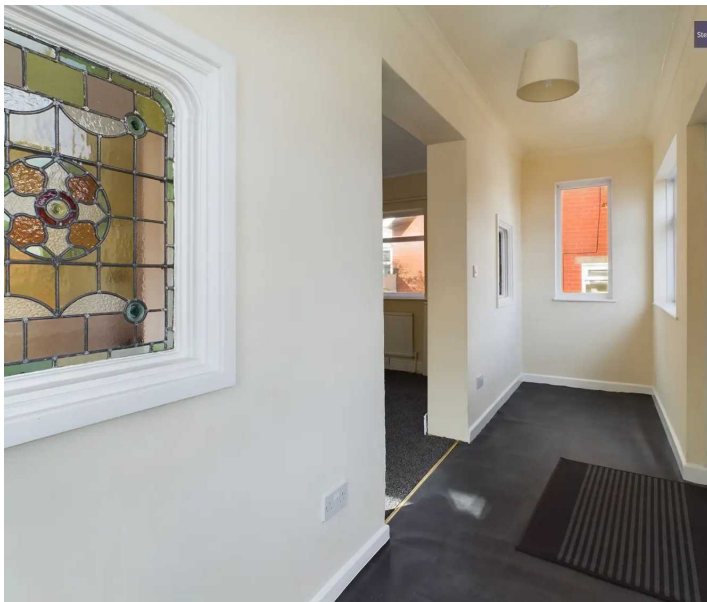
11' 2" x 13' 11" (3.41m x 4.25m)

UPVC double glazed window, radiator.

### Bedroom 2

11' 0" x 18' 3" (3.35m x 5.57m)

UPVC double glazed window, radiator and door leading onto access the rear.







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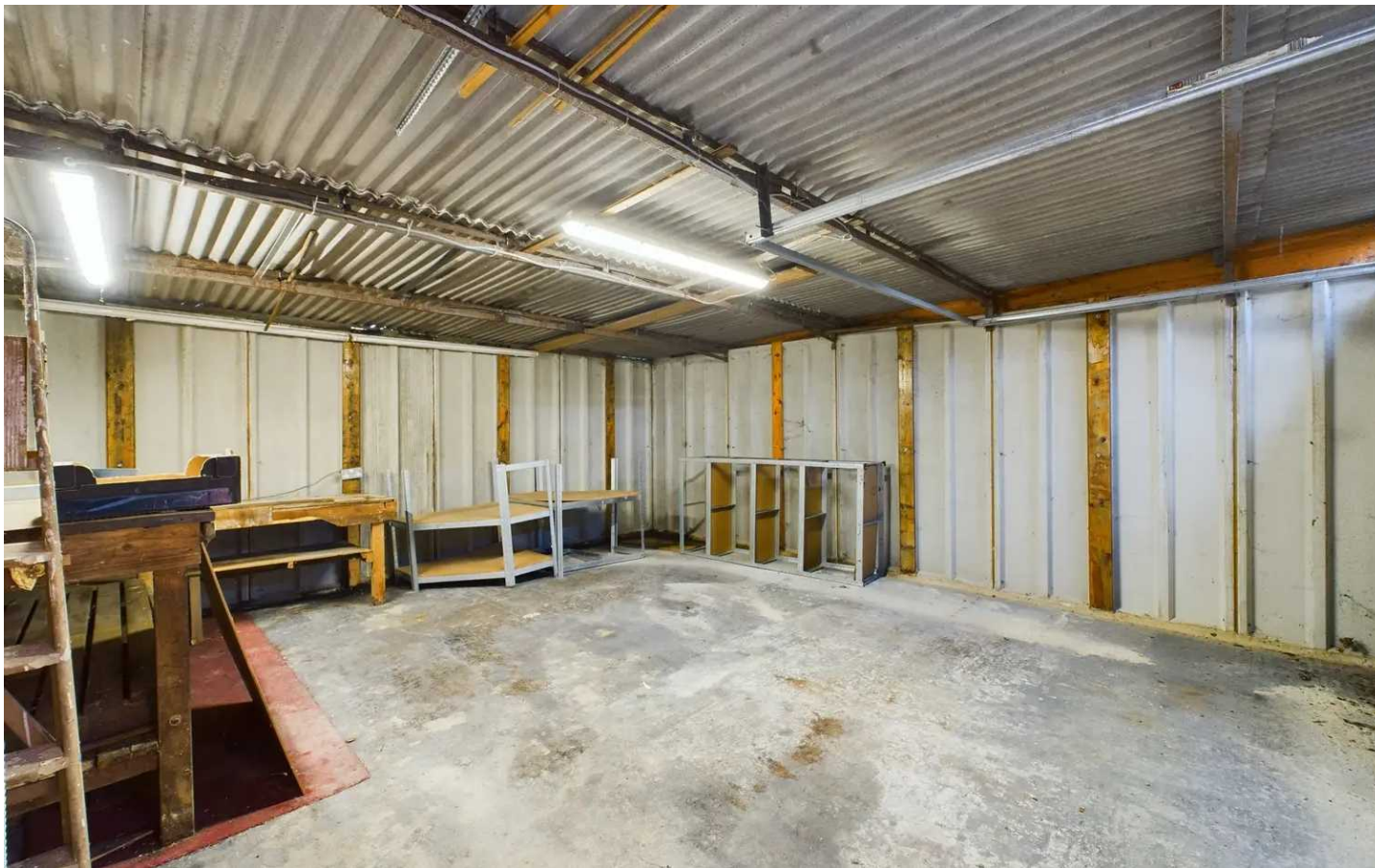
#### **Bedroom 2**

11' 0" x 18' 3" (3.35m x 5.57m)

UPVC double glazed window, radiator and door leading onto access the rear.







#### **FRONT GARDEN**

Paved garden to the front with off road parking.

#### **REAR GARDEN**

Gravelled area to the rear with 2 double garages.

#### **OFF ROAD**

4 Parking Spaces

Driveways either side of the property accomodating off road parking for multiple cars.

#### **GARAGE**

Double Garage

2 Double garages to the rear.









## Stephen Tew Estate Agents

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