



Bentinck Avenue, Blackpool

Offers Over **£290,000**

Bentinck Avenue

Blackpool

This impressive 4 bedroom semi-detached house is an ideal family home, offering generous living space both inside and out. The property boasts 2 reception rooms, providing ample space for entertaining and relaxing. There are four spacious bedrooms, set out over 2 floors, providing plenty of space for a growing family or a home office.

The exterior of the property boasts a west-facing enclosed garden to the rear, complete with a wooden decking area and a paved section. This tranquil outdoor space offers the perfect setting for enjoying a morning coffee or hosting a summer barbeque. Furthermore, a rear balcony leading off from one of the bedrooms provides a peaceful retreat, overlooking the beautifully maintained garden.

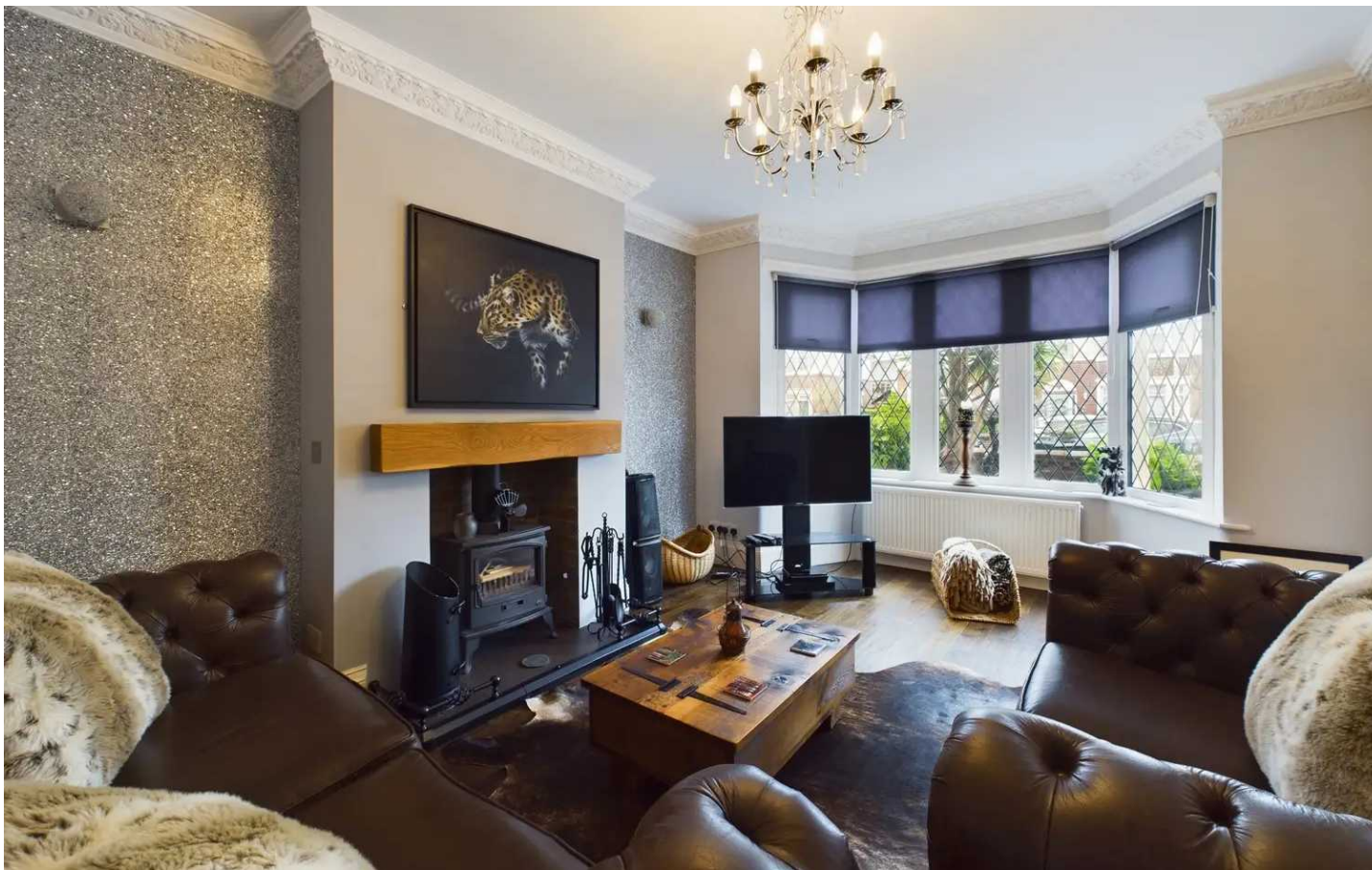
Additionally, the convenience of off-road parking and a garage ensures that parking is never a hassle. With power and light, the garage to the rear adds convenience and practicality to the abundant storage space it provides. The property also benefits from 16 solar power panels generating energy savings. This property truly offers everything a family needs in terms of both indoor and outdoor living.

Council Tax band: D

Tenure: Freehold

- 2 Reception Rooms
- Off Road Parking
- Garage
- Balcony





Hallway

17' 0" x 6' 9" (5.18m x 2.06m)

Laminate flooring, flushed ceiling spotlights and access to meter cupboard and under stairs storage.

Lounge

15' 9" x 11' 11" (4.80m x 3.64m)

UPVC double glazed leaded bay window to the front elevation, radiator, cornice style ceiling and wood/coal burner with feature wooden surround.

GF WC

4' 8" x 2' 7" (1.42m x 0.79m)

Downstairs WC with wash basin.

Kitchen

19' 6" x 7' 7" (5.94m x 2.31m)

Matching range of base and wall units with fitted worktops. Integrated dishwasher, five ring gas hob with double electric oven, one and half bowl stainless steel sink with draining board. UPVC double glazed windows and double wooden doors leading onto the dining room.

Lounge Diner

22' 10" x 11' 5" (6.96m x 3.47m)

Open plan lounge/diner with laminate flooring, electric feature fire with marble surround, interchangeable flushed ceiling spotlights, wall mounted radiator and uPVC double glazed patio doors opening up to the garden.





Hallway

17' 0" x 6' 9" (5.18m x 2.06m)

Laminate flooring, flushed ceiling spotlights and access to meter cupboard and under stairs storage.

Lounge

15' 9" x 11' 11" (4.80m x 3.64m)

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GF WC

4' 8" x 2' 7" (1.42m x 0.79m)

Downstairs WC with wash basin.

Kitchen

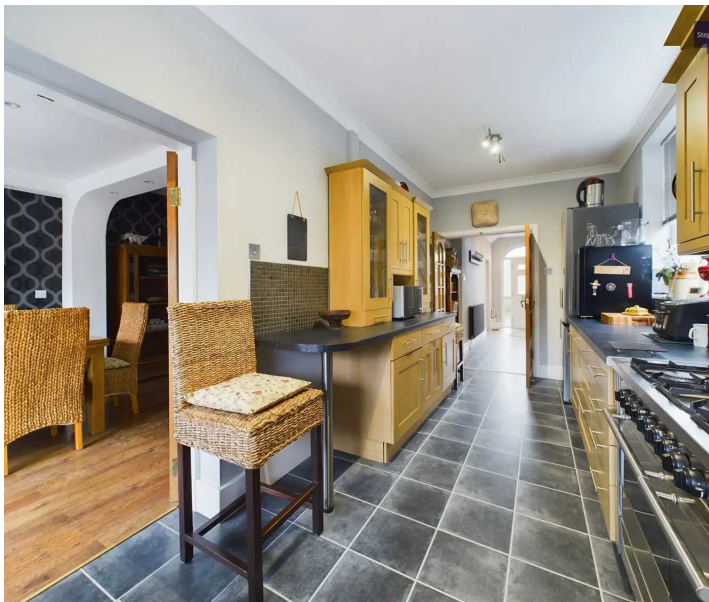
19' 6" x 7' 7" (5.94m x 2.31m)

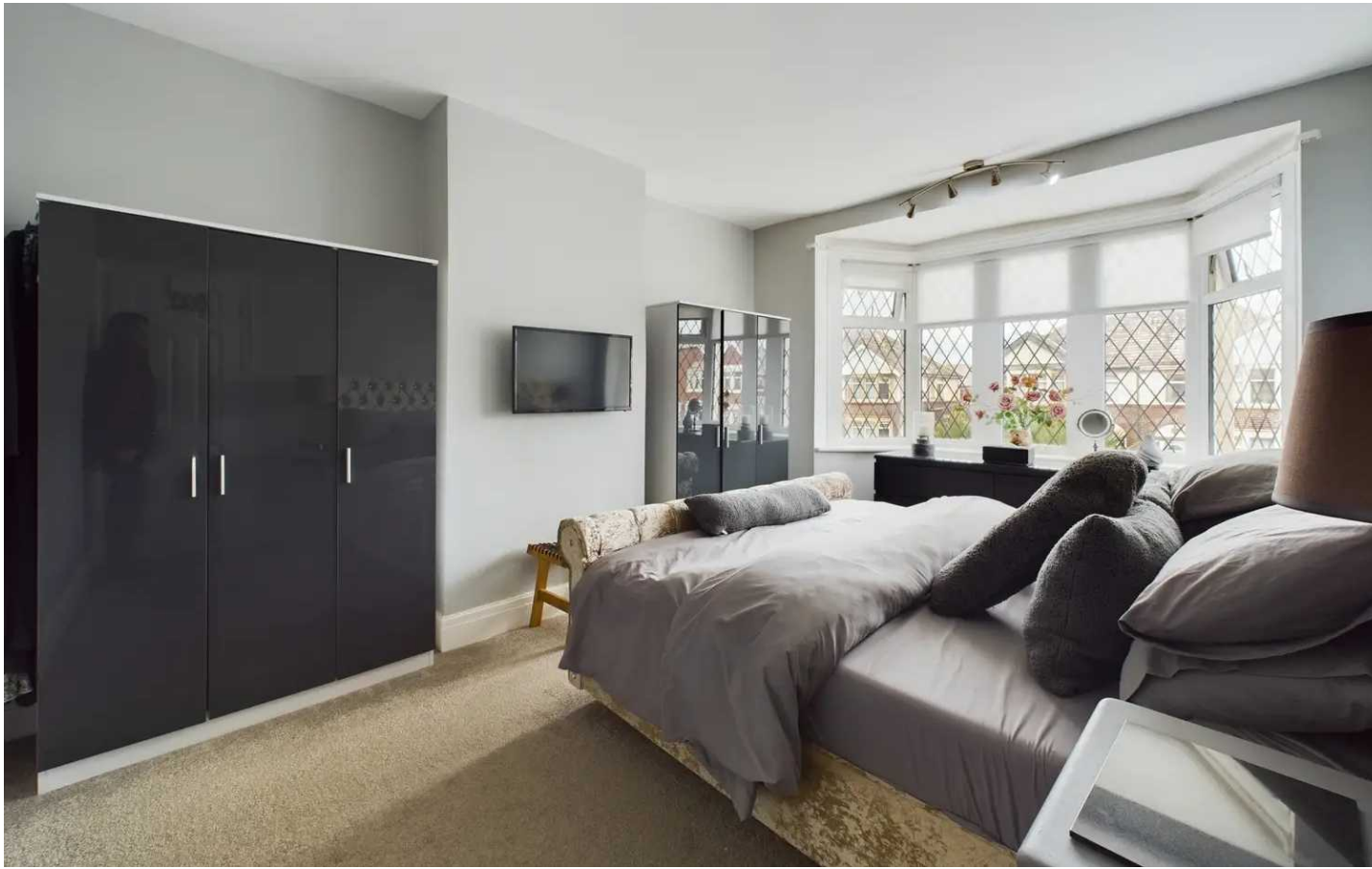
Matching range of base and wall units with fitted worktops. Integrated dishwasher, five ring gas hob with double electric oven, one and half bowl stainless steel sink with draining board. UPVC double glazed windows and double wooden doors leading onto the dining room.

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Landing

7' 7" x 3' 5" (2.32m x 1.03m)

Bedroom 1

15' 11" x 11' 5" (4.85m x 3.47m)

UPVC double glazed leaded bay window to the front elevation, radiator.

Bedroom 2

13' 5" x 11' 2" (4.08m x 3.41m)

UPVC double glazed sliding patio doors leading onto a west facing balcony, radiator.

Bedroom 3

8' 9" x 7' 7" (2.66m x 2.31m)

UPVC double glazed leaded window to the front elevation, radiator.

Bathroom

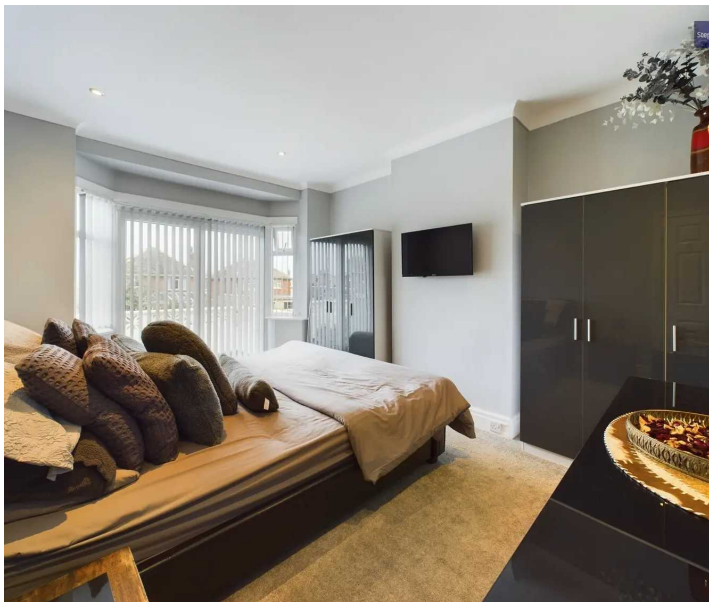
9' 8" x 7' 3" (2.95m x 2.22m)

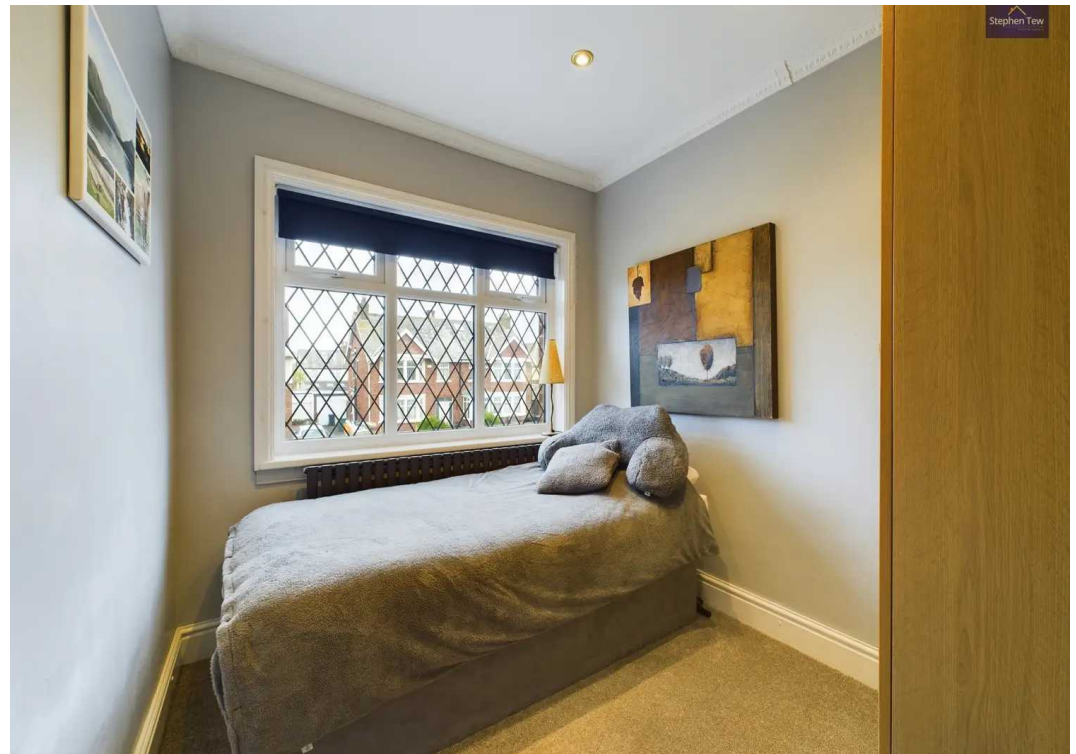
Three piece suite comprising of low flush WC, wash basin and panelled bath with overhead shower attachment. UPVC double glazed opaque windows, radiator and floor to ceiling tiles.

Attic Loft Space

15' 4" x 15' 1" (4.68m x 4.59m)

Converted loft room with power and light, velux windows and storage cupboards.







REAR GARDEN

West facing enclosed garden to the rear with wooden decking and paved area. Garage to the rear with power and light and additional storage building.

BALCONY

West facing balcony leading off from the rear bedroom overlooking the garden.

FRONT GARDEN

Paved garden to the front with off road parking.

OFF ROAD

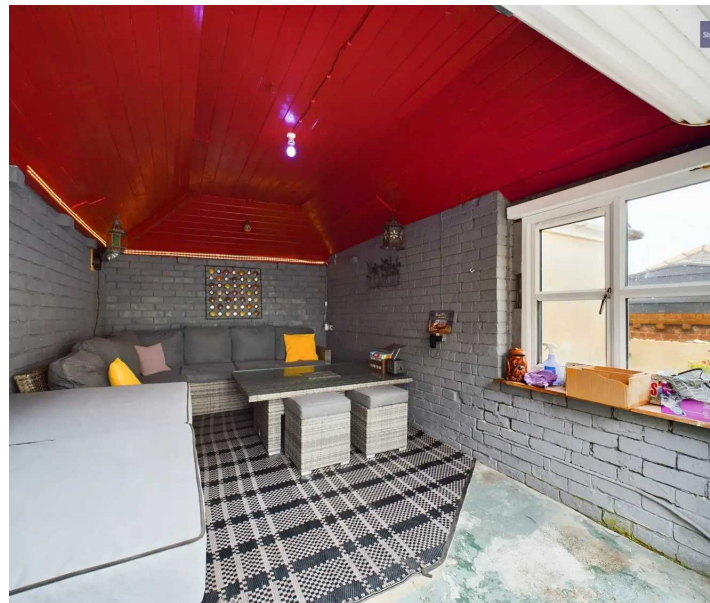
2 Parking Spaces

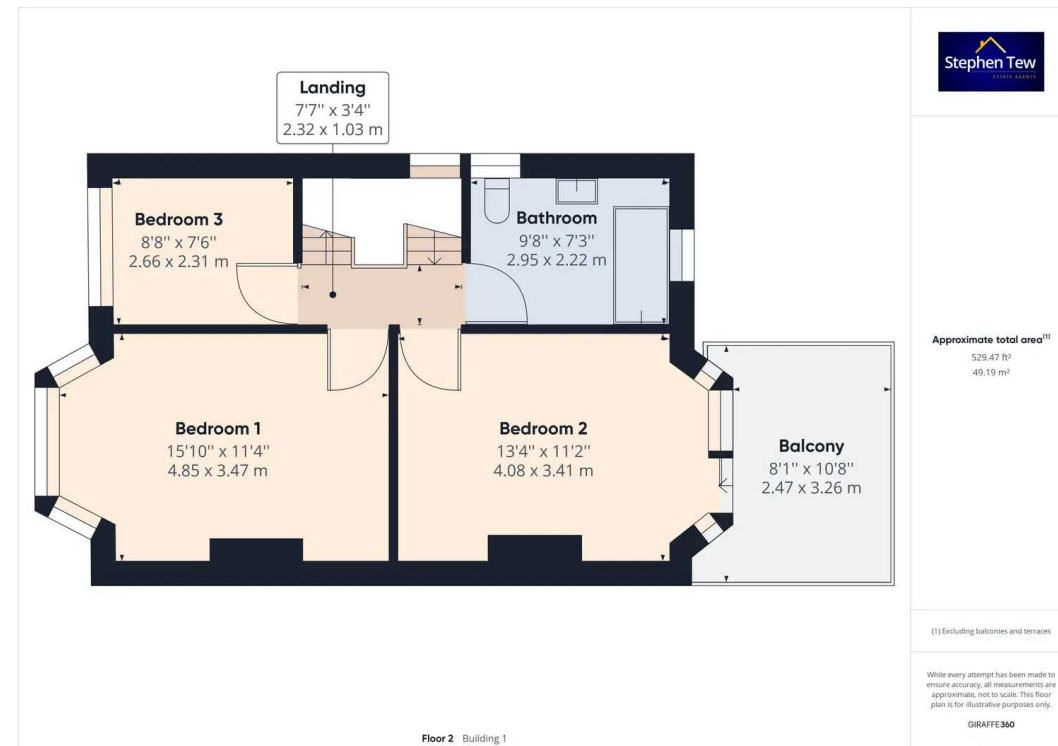
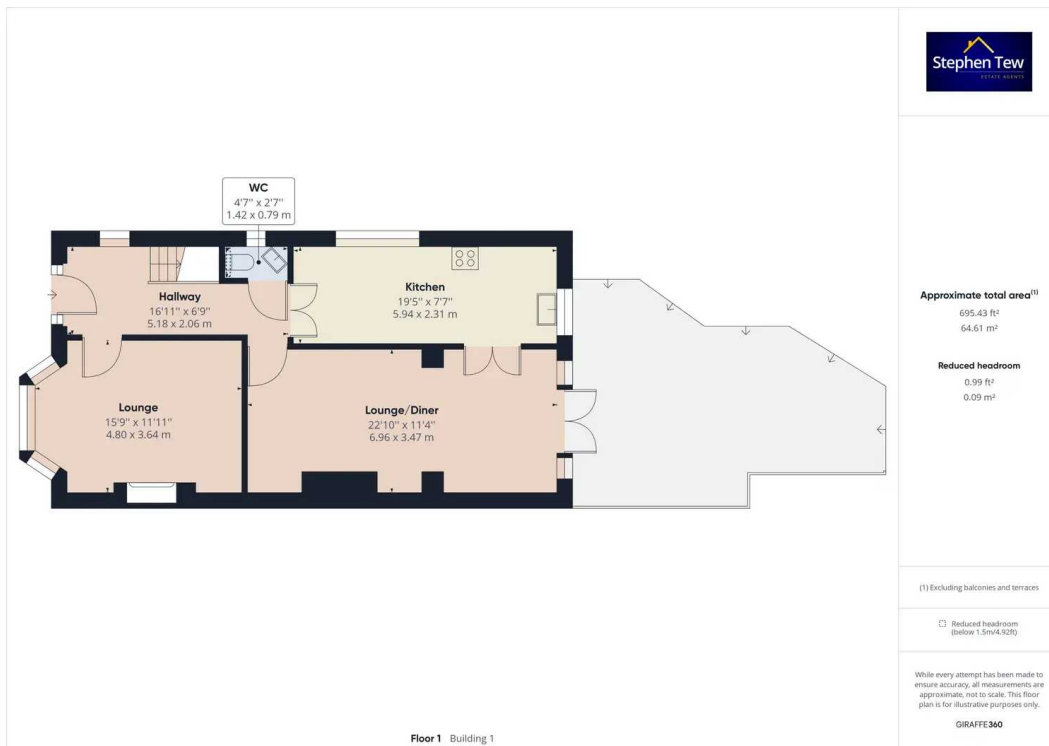
Off road parking for multiple cars.

GARAGE

Single Garage

With power and light.







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