



**24 Raleigh Avenue, Blackpool**

Blackpool

Offers Over **£290,000**

# 24 Raleigh Avenue

Blackpool, Blackpool

This exquisite 4 bedroom semi-detached house boasts a wealth of features, making it the perfect family home. A notable highlight is the conservatory, allowing for an abundance of natural light to flood the spacious living areas. The well-designed layout includes a loft room, adding additional versatile space to suit every family's needs. The master bedroom includes a conveniently situated en-suite, providing privacy and luxury. Additionally, the property has been extended, enhancing its overall size and adding to its appeal.

Outside, the property offers a charming front garden with off-road parking, providing convenience and ease for multiple vehicles. The access to the garage further enhances the practicality of this property. However, it is the west-facing rear garden that truly steals the show. Overall, this property offers an impressive combination of well-designed living space and outstanding outside areas, making it a must-see for any homebuyer looking for comfort, style, and practicality.

Council Tax band: D

Tenure: Freehold

- Conservatory
- Loft room
- En-suite
- Extended property
- West facing garden
- Off Road Parking
- Garage





### **Vestibule**

4' 4" x 5' 3" (1.33m x 1.59m)

Vestibule Entrance leading to hallway.

### **Hallway**

10' 10" x 5' 10" (3.31m x 1.79m)

Entrance hall leading to lounge, dining room and kitchen. Cloak room with combination boiler and meter cupboard and staircase leading to first floor landing.

### **Lounge**

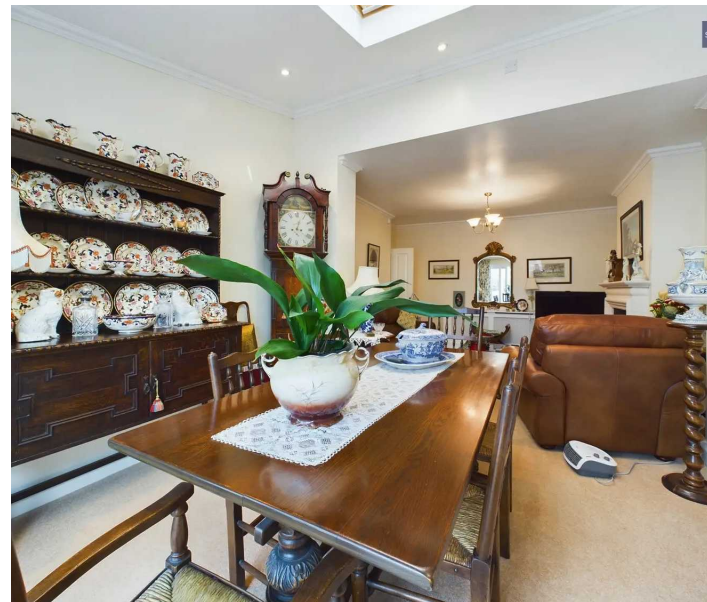
14' 3" x 13' 7" (4.34m x 4.13m)

To the front with bay window and feature gas fire.

### **Dining Room**

22' 7" x 11' 6" (6.88m x 3.51m)

Extended dining room leading to conservatory. With feature gas fire and sky light.



**WC**

4' 6" x 3' 9" (1.37m x 1.14m)

Ground floor WC under stairs.

**Conservatory**

8' 10" x 11' 3" (2.69m x 3.44m)

Sliding doors leading to conservatory with access to garden. Benefits from Central heating and power.

**Kitchen**

18' 11" x 9' 11" (5.76m x 3.01m)

Kitchen / Diner leading to garden. Fitted with a matching range of base and eye level units with Neff electric hob and double oven.





### **Bathroom**

7' 8" x 9' 11" (2.33m x 3.01m)

Family bathroom fitted with 4 piece suite. Comprising of walk in shower, low level WC, bidet, basin & pedestal and towel rail.

### **Bedroom 1**

14' 3" x 12' 6" (4.35m x 3.80m)

Master bedroom to the front of the property with bay window and radiator under.

### **Bedroom 2**

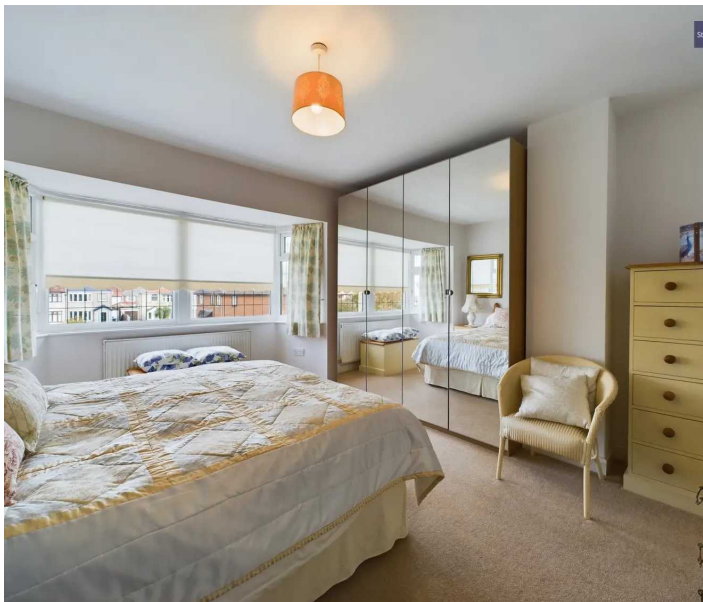
11' 3" x 12' 4" (3.42m x 3.76m)

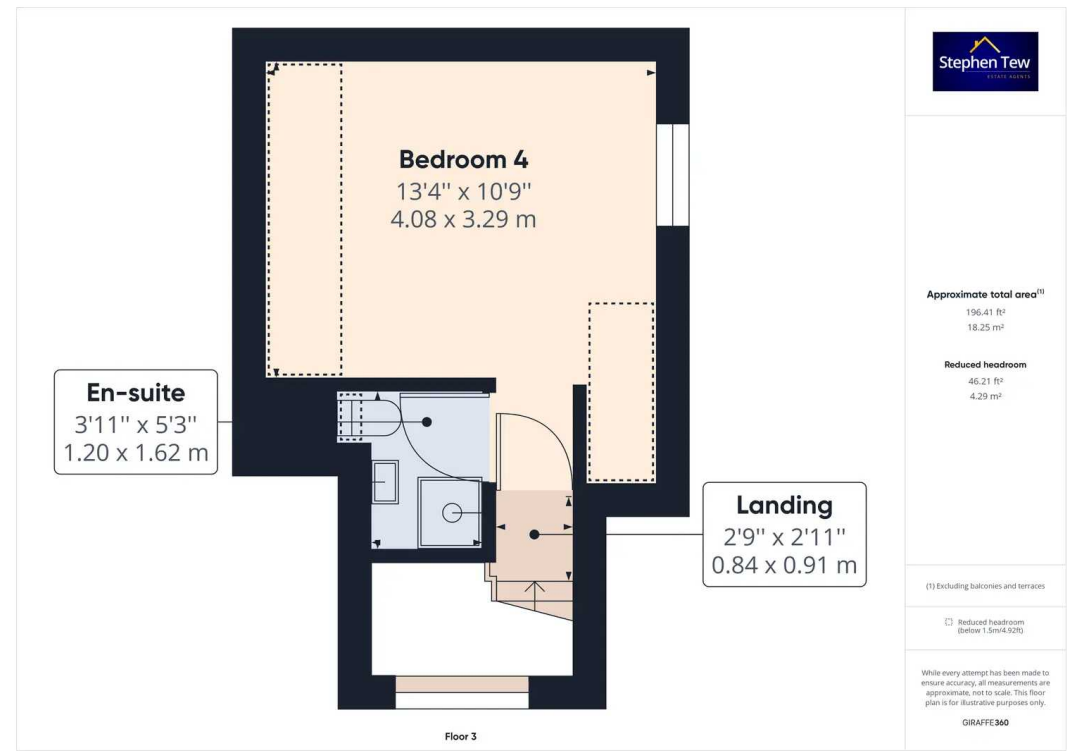
Second bedroom to the rear with uPVC double glazed window and radiator under

### **Bedroom 3**

8' 4" x 9' 11" (2.53m x 3.03m)

Third bedroom to the front with uPVC double glazed window, double radiator and fitted wardrobes.







### **FRONT GARDEN**

Garden to the front with off road parking and access to garage

### **REAR GARDEN**

West facing rear garden with patio area and lawn. Access to drive way and garage.

### **OFF ROAD**

3 Parking Spaces









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