



**10 Lunedale Avenue, Blackpool**

Blackpool

Offers Over **£140,000**

# 10 Lunedale Avenue

Blackpool, Blackpool

This well presented recently renovated 2 bedroom home with an impressive loft conversion is offered to the market. Being situated close to many amenities, schools and transport links yet tucked away on a quiet residential road. The accommodation briefly comprises of entrance hallway, open plan lounge dining area, fitted kitchen.

On the first floor there are two double bedrooms along with a three piece bathroom suite. The second floor contains an impressive loft conversion featuring dual skylight windows. Externally the property has a stunning enclosed rear garden featuring a summer house with power.

Viewing is highly recommended to appreciate what this property has to offer.

Council Tax band: A

Tenure: Freehold

- Modern Throughout
- Loft Conversion
- Large Garden
- Open plan Lounge/Diner
- Summer house





### Hallway

13' 4" x 5' 9" (4.07m x 1.74m)

Entrance hallway, laminate flooring, character window, under stairs storage leading to.

### Lounge / Diner

27' 0" x 10' 0" (8.22m x 3.05m)

Open plan Lounge / Diner with bay window to the front of the property, Log burning stove in the dining area, double glazed patio doors leading to garden. Radiator to side.

### Kitchen

15' 3" x 5' 8" (4.66m x 1.72m)

Recently fitted kitchen, integrated oven and hob, eye level units, space for fridge freezer and washing machine. UPVC double glazed window, door leading to rear garden.





### **Landing**

7' 3" x 2' 9" (2.20m x 0.84m)

leading to bedrooms, bathroom and loft room.

### **Bedroom 1**

13' 6" x 9' 11" (4.11m x 3.03m)

Double bedroom to the front of the property, UPVC double glazed bay window, radiator.

### **Bedroom 2**

14' 0" x 9' 9" (4.27m x 2.98m)

Double bedroom to the rear of the property overlooking the rear garden, large UPVC double glazed bay window, fitted wardrobes.

### **Bathroom**

7' 5" x 5' 11" (2.27m x 1.80m)

Modern tiled three piece bathroom suite, overhead shower. Heated towel rail, UPVC double glazed window.

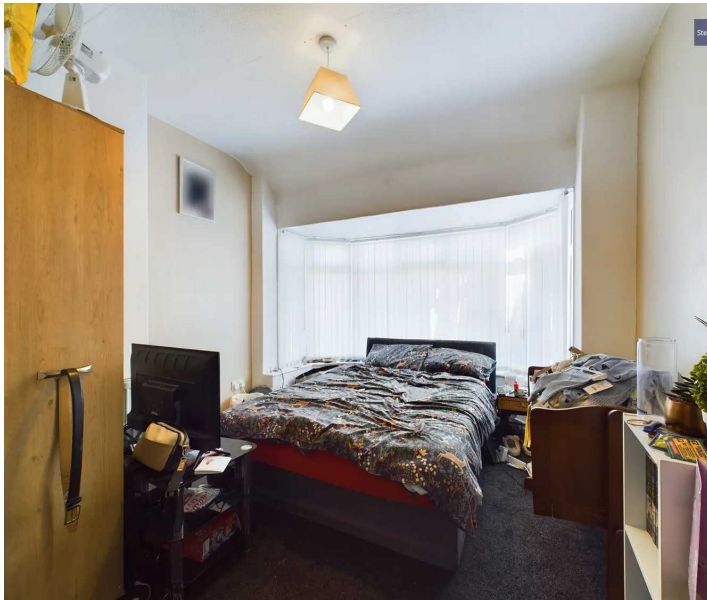
### **Loft room**

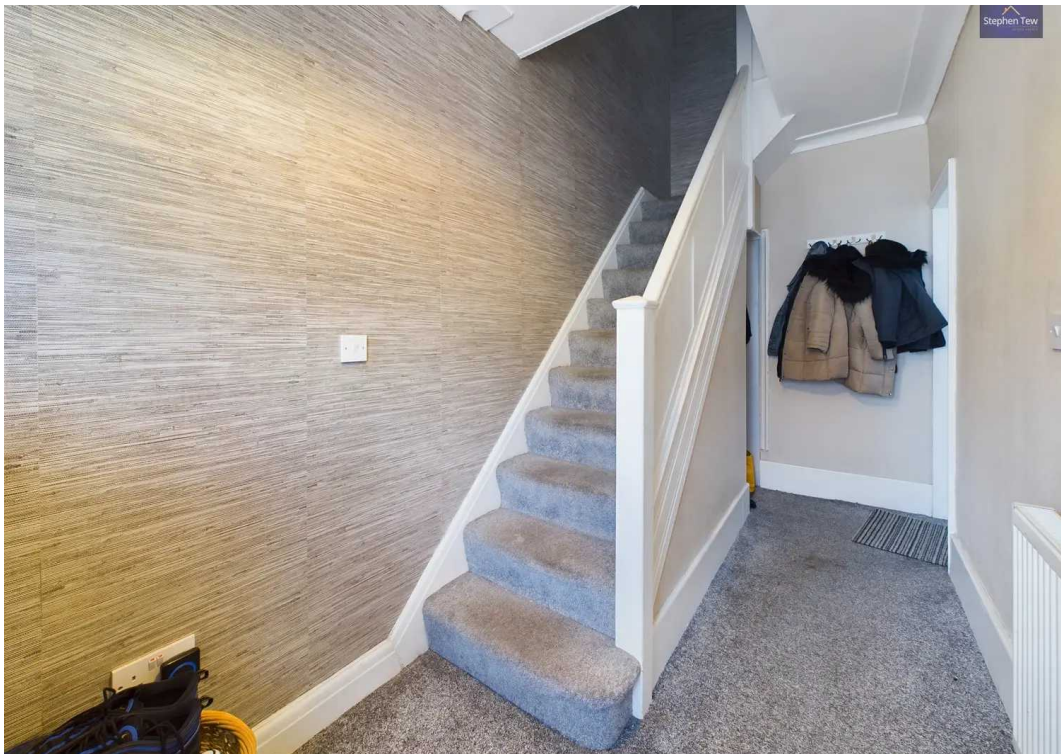
14' 0" x 14' 8" (4.27m x 4.47m)

Quirky loft conversion situated on the 2nd floor, dual sky light double glazed windows, storage area, radiator. Overhead spotlights.

### **Garden Summer House**

Summer House, power connected, carpeted.







#### **FRONT GARDEN**

Gravel front garden.

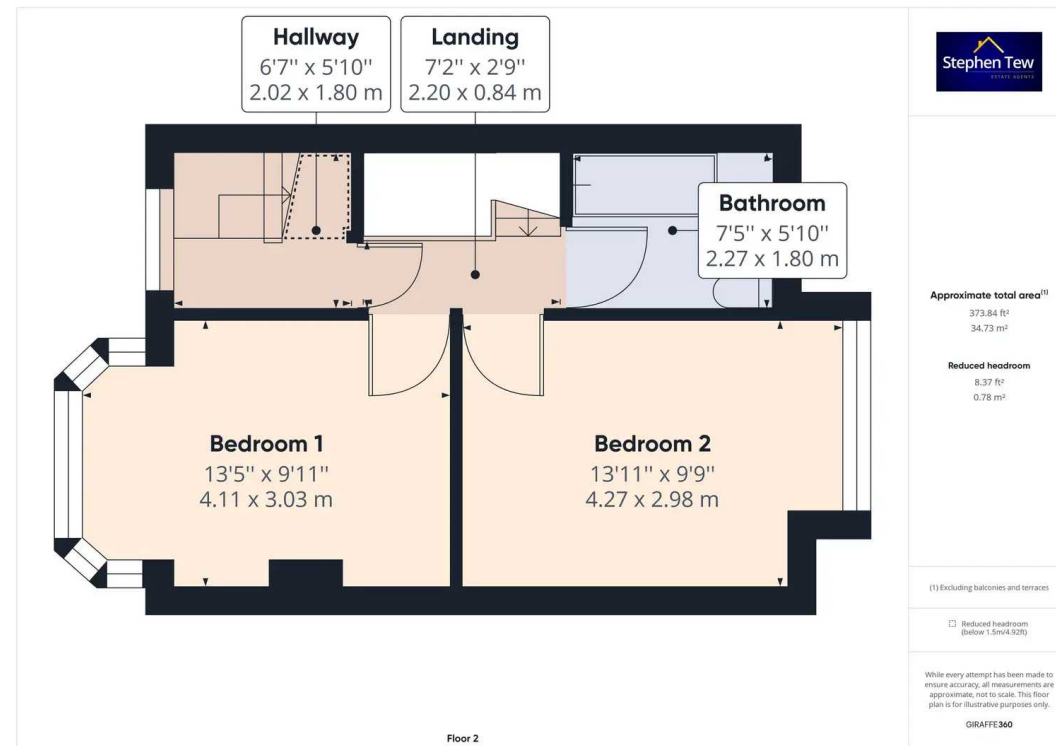
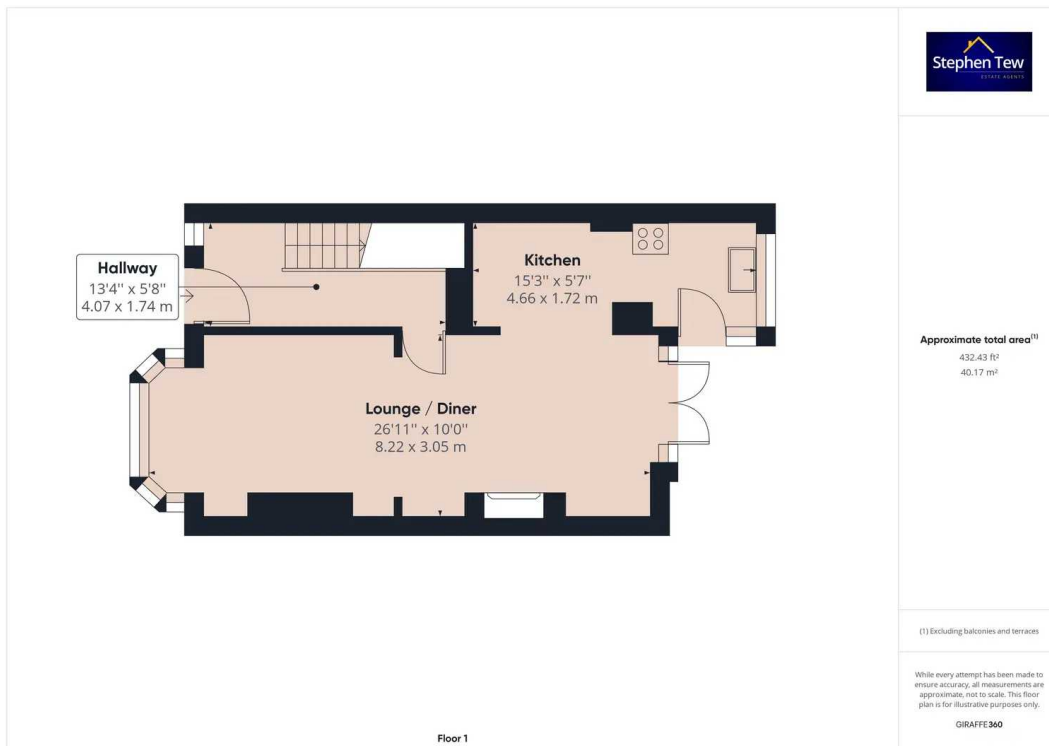
#### **REAR GARDEN**

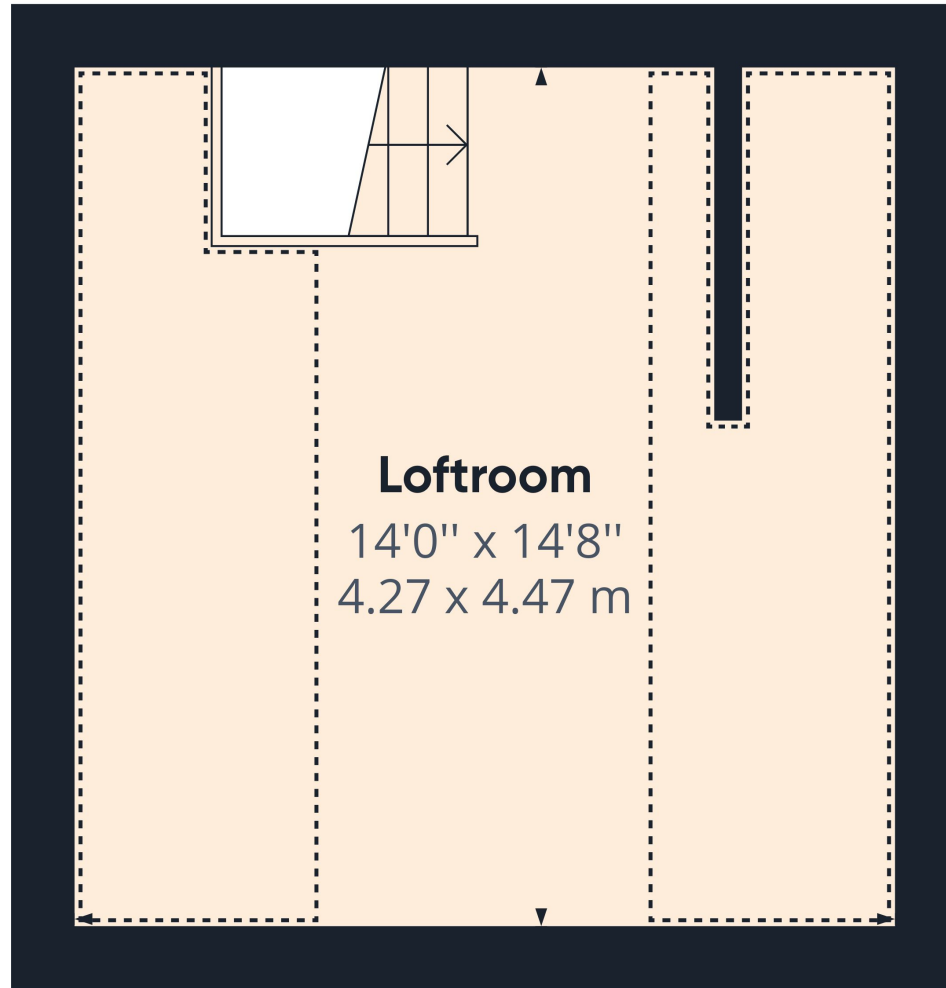
West facing rear garden, gravel, artificial grass with paving, decking towards the rear of the garden leading to summer house.

#### **ON ROAD**

1 Parking Space







Floor 3



**Approximate total area<sup>(1)</sup>**

190.14 ft<sup>2</sup>  
17.66 m<sup>2</sup>

**Reduced headroom**

113.56 ft<sup>2</sup>  
10.55 m<sup>2</sup>

(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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