



Walpole Avenue, Blackpool

Offers Over **£230,000**

Walpole Avenue

Blackpool

This stunning 3 bedroom semi-detached house offers a perfect combination of modern comfort and timeless elegance. As you enter the property, you are welcomed by two spacious reception rooms, providing ample space for both entertaining and relaxation. The ground floor also boasts a convenient WC, ensuring maximum convenience for both residents and guests. The highlight of this property is the open plan lounge, diner, and kitchen area, offering a versatile space for family living. With its sleek design, integrated appliances, and abundance of natural light, this area is truly the heart of the home.

The property also boasts an array of desirable outside spaces. To the front, there is a paved garden that provides off road parking, ensuring convenient access for residents and visitors alike. The rear garden is both enclosed and low maintenance, featuring a paved area and artificial grass for easy maintenance. A security light provides added peace of mind, while a side gate leads to the driveway, offering further flexibility. A garage is also available, equipped with a remote-controlled electric up and over door, power, and light. With its multiple off road parking spaces, this property will effortlessly accommodate all your parking needs.

Council Tax band: D

Tenure: Freehold

- 2 Reception Rooms
- Off Road Parking
- Garage
- Ground Floor WC
- Open Plan Lounge/diner/kitchen





Hallway

15' 1" x 6' 2" (4.61m x 1.89m)

Karndean flooring, radiator, meter cupboard, flushed ceiling spotlights.

GF WC

4' 11" x 2' 6" (1.50m x 0.75m)

Low flush WC, wash basin, uPVC double glazed opaque window.

Lounge

14' 6" x 11' 10" (4.43m x 3.60m)

UPVC double glazed leaded bay window to the front elevation, radiator, cornice style ceiling, log burner.

Reception Room

12' 0" x 11' 10" (3.67m x 3.60m)

Karndean flooring, radiator, log burner, flushed ceiling spotlights. Internal door leading to the utility room.

Kitchen/Diner

8' 10" x 16' 11" (2.69m x 5.16m)

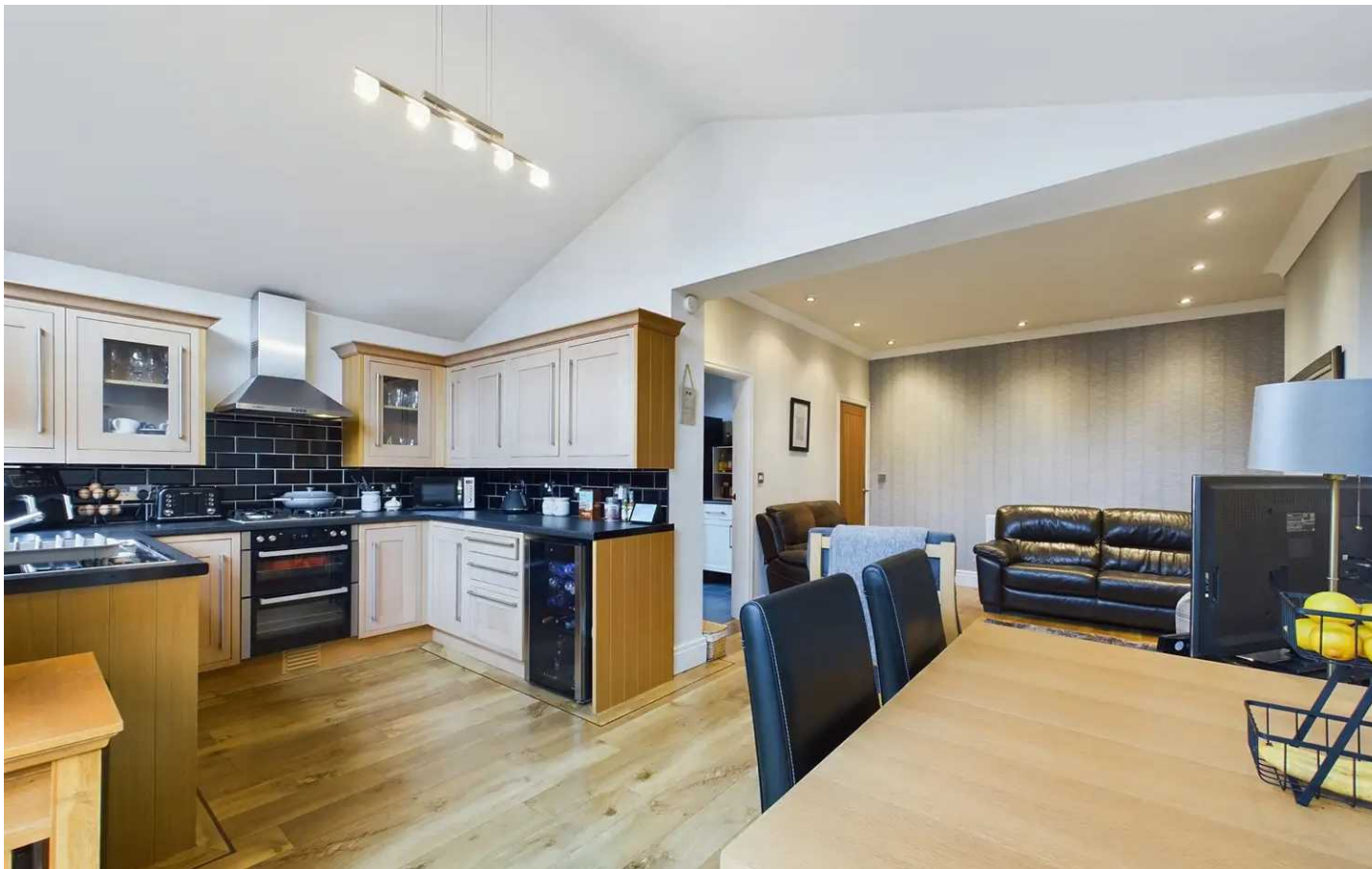
Leading off from the reception room. Matching range of base and wall units with fitted worktops, integrated double oven and four ring gas hob with extractor hood, stainless steel one and half bowl sink with draining board and mixer tap, integrated dishwasher. Karndean flooring, flushed ceiling spotlights, uPVC double glazed window to the rear elevation, radiator, uPVC double glazed patio doors leading to the garden.

Utility Room

9' 1" x 6' 4" (2.76m x 1.93m)

Base units and fitted worktops, plumbing and electric points for washing machine/dryer/fridge freezer. Radiator and uPVC double glazed door leading to side access.





Landing

6' 3" x 3' 4" (1.91m x 1.01m)

UPVC double glazed leaded window, access to the loft.

Bedroom 1

14' 3" x 8' 11" (4.34m x 2.72m)

UPVC double glazed leaded bay window to the front elevation, radiator and fitted wardrobes with sliding doors.

Bedroom 2

11' 11" x 8' 11" (3.64m x 2.72m)

UPVC double glazed window to the rear elevation, radiator and fitted wardrobes with sliding doors.

Bedroom 3

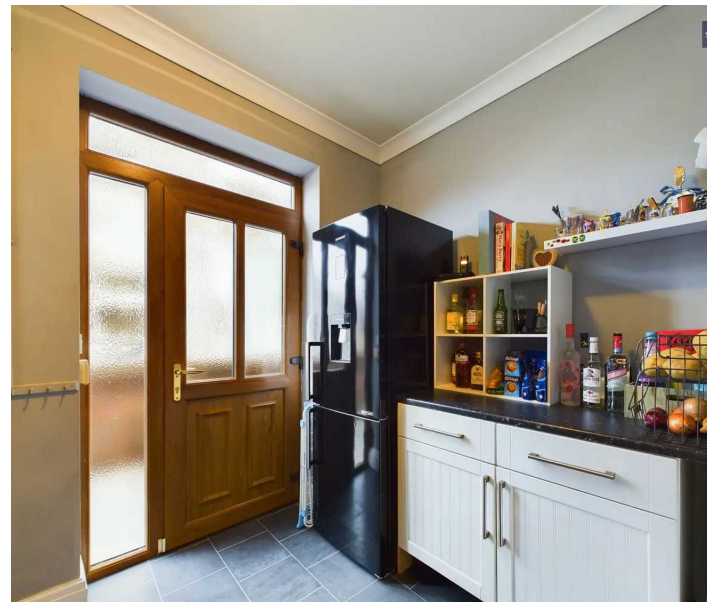
8' 10" x 7' 4" (2.70m x 2.23m)

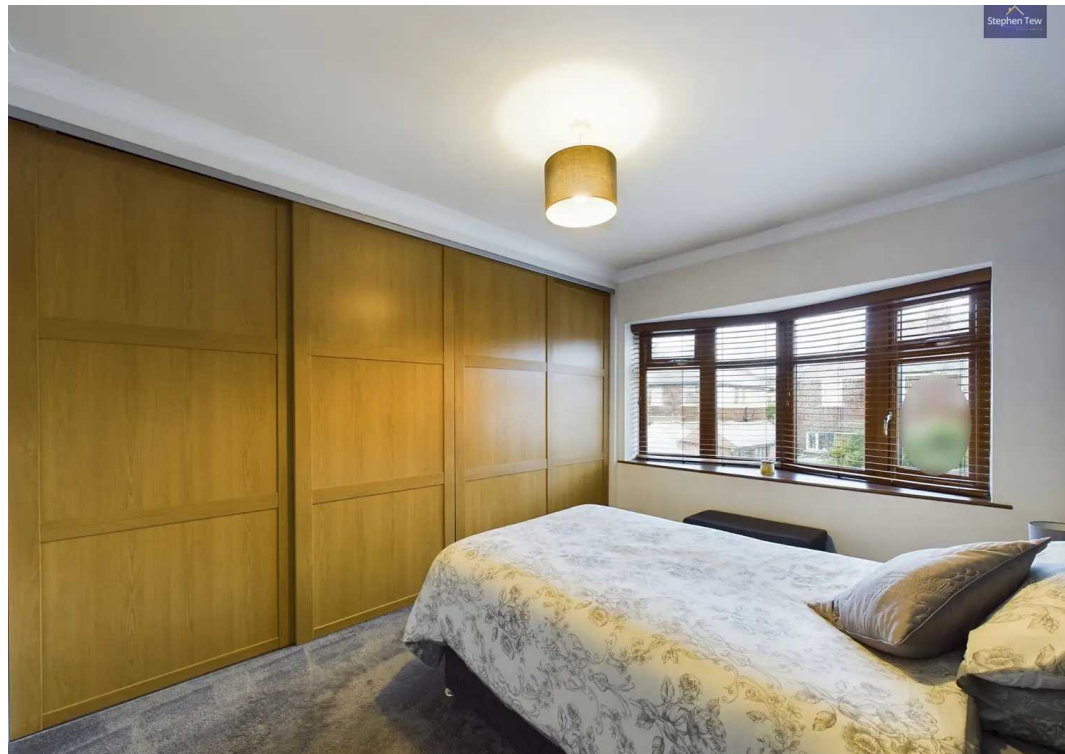
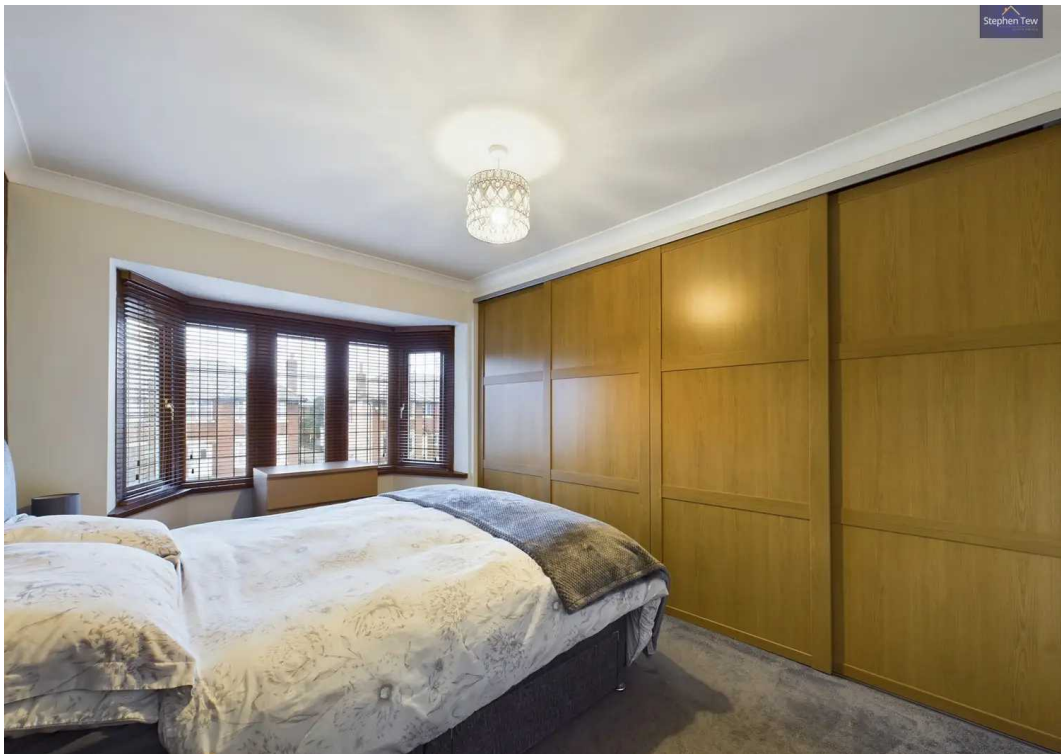
UPVC double glazed leaded window to the side elevation, radiator.

Bathroom

8' 8" x 7' 3" (2.64m x 2.21m)

Four piece white suite comprising of low flush WC, wash basin, bath and enclosed shower cubicle. UPVC double glazed leaded window to the side elevation, heated towel rail, floor to ceiling tiles and flushed ceiling spotlights.







FRONT GARDEN

Paved garden to the front providing off road parking.

REAR GARDEN

Enclosed low maintenance garden to the rear with paved area and artificial grass. Security light, side gate leading to the driveway and access to the garage.

OFF STREET

2 Parking Spaces

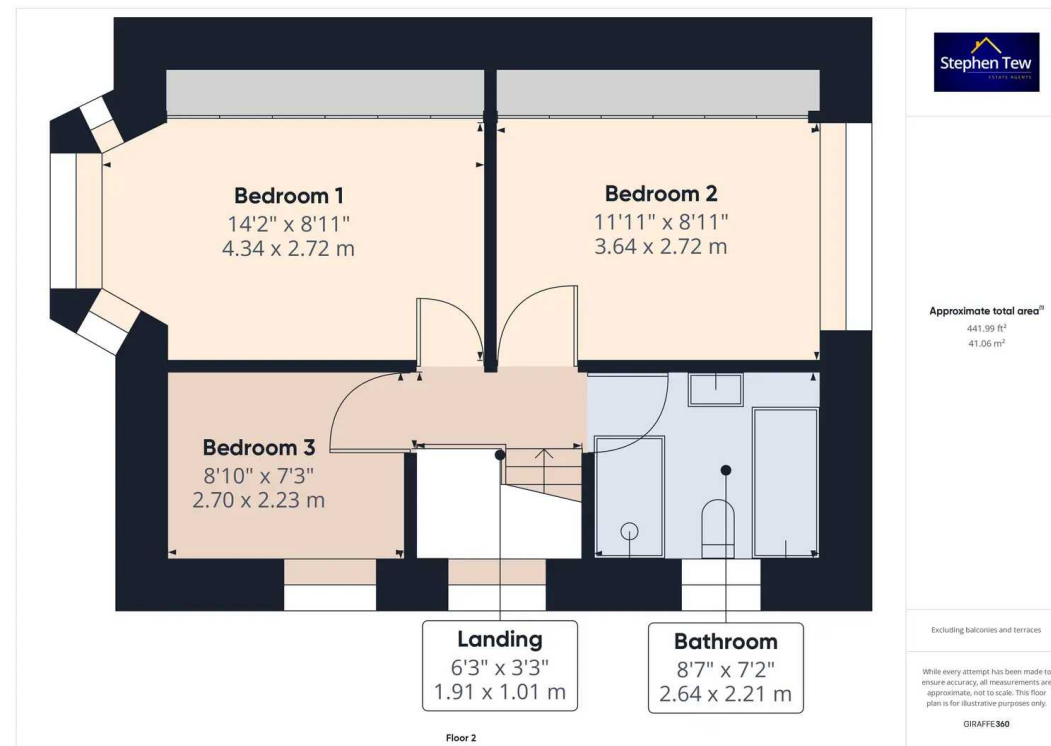
Driveway providing off road parking for multiple cars.

GARAGE

Single Garage

Remote controlled electric up and over door, power and light.







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