



Allandale, Blackpool

Fixed Price £220,000



Allandale

Blackpool

This impressive 3 bedroom semi-detached house is situated in a peaceful cul-de-sac just off Lytham Road. Boasting spacious living areas and an array of desirable features, this property provides an exceptional opportunity for a growing family or those seeking a comfortable and convenient living space.

The ground floor encompasses two reception rooms, allowing for versatile usage and ample space for entertaining guests or creating a cosy atmosphere during quiet nights at home. Alongside this, you will find a modern fitted kitchen equipped with integrated appliances and a utility/storage room. Upstairs, you will find three well-proportioned bedrooms, each providing a sanctuary for relaxation and rest, and a modern bathroom with separate WC. In addition, the property benefits from a loft space that can be utilised for storage or converted into an additional living area to suit your needs.

Outside, the enclosed yard to the rear offers a private oasis, perfect for summer barbeques or a peaceful morning coffee. With its sought after location and exceptional features, this property presents an opportunity to own a wonderful family home.

Council Tax band: C

Tenure: Freehold

- Quiet cul-de-sac
- 2 Reception Rooms
- Desirable Location
- Loft Space



**Entrance vestibule**

3' 5" x 3' 5" (1.05m x 1.04m)

Hallway

11' 9" x 3' 11" (3.59m x 1.20m)

Lounge

12' 4" x 13' 2" (3.75m x 4.02m)

Through lounge/diner. UPVC double glazed leaded box window to the front elevation, radiators, cornice style ceiling.

Dining Room

12' 11" x 14' 8" (3.93m x 4.46m)

Multi-fuel burner with brick hearth. Access to under stairs storage and door leading into the kitchen.





Kitchen

11' 1" x 10' 4" (3.38m x 3.15m)

Matching range of base and wall units with fitted worktops, integrated oven, grill and four ring gas hob with extractor hood, fridge, freezer and stainless steel one and half bowl sink with draining board and mixer tap. Laminate flooring, uPVC double glazed window to the rear elevation. Door leading into the 2nd reception room.

Living Room

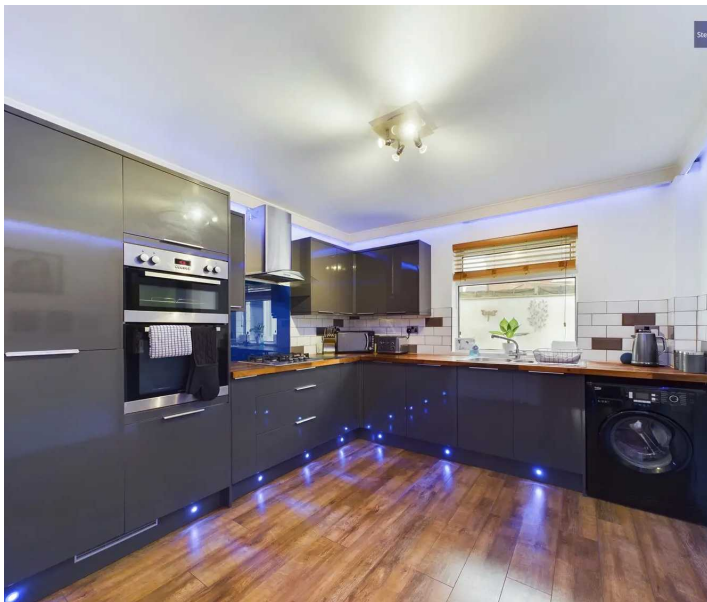
21' 3" x 9' 11" (6.47m x 3.02m)

Leading off from the kitchen. UPVC double glazed patio doors, window and door leading to the yard at the rear. Flushed ceiling spotlights, radiator and door leading into the utility room.

Utility Room

3' 10" x 9' 1" (1.16m x 2.76m)

Utility/storage room to the rear of the property with power and light.





Landing

Split level landing.

Bedroom 1

12' 4" x 10' 4" (3.77m x 3.14m)

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

Bedroom 2

13' 0" x 11' 4" (3.97m x 3.46m)

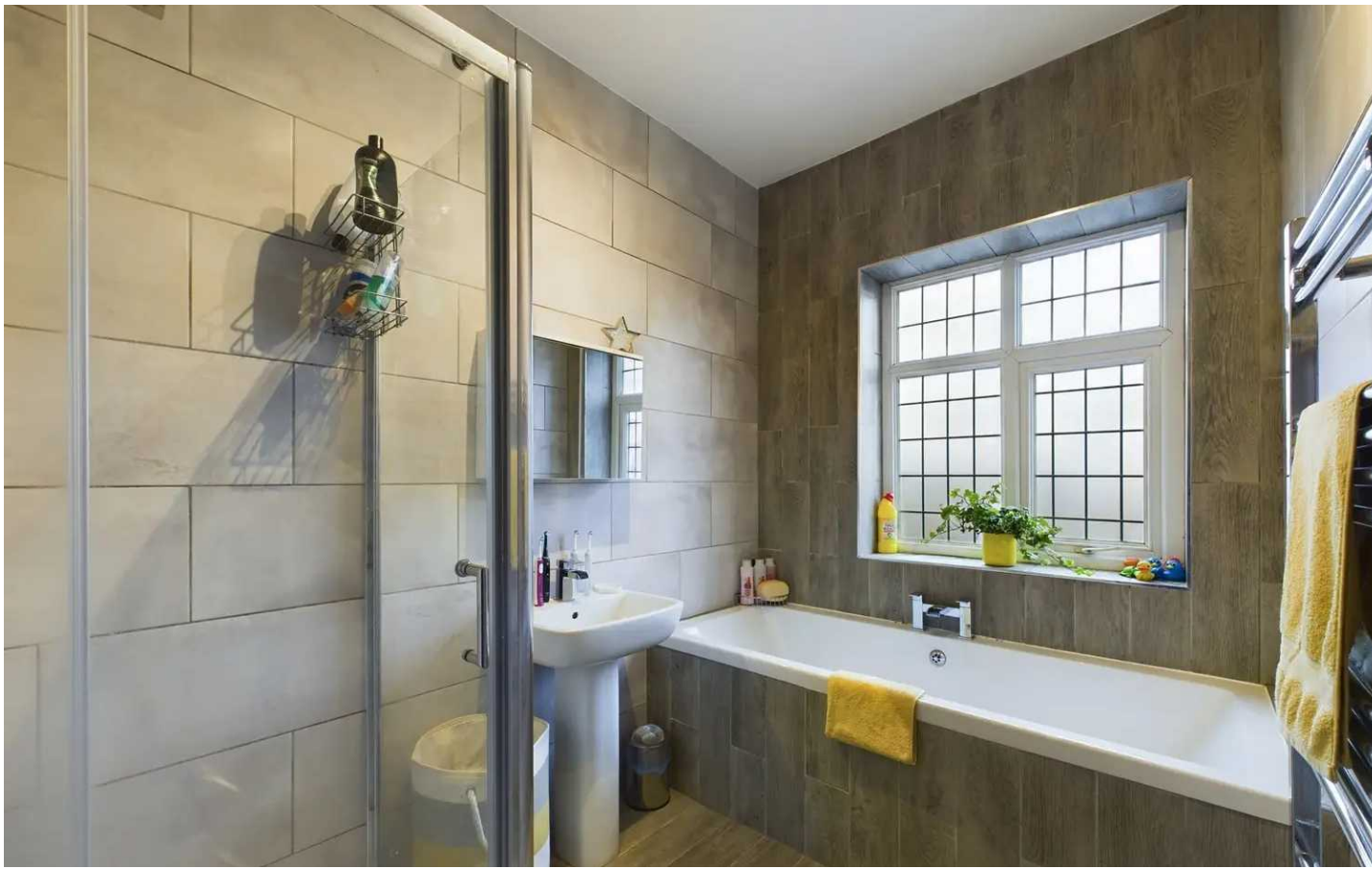
UPVC double glazed leaded window to the rear elevation, radiator, fitted wardrobes.

Bedroom 3

8' 0" x 10' 9" (2.45m x 3.28m)

UPVC double glazed leaded window to the rear elevation, rad and fitted wardrobes.





Bathroom

9' 2" x 6' 2" (2.79m x 1.88m)

Three piece suite comprising of wash basin, bath and enclosed shower cubicle. UPVC double glazed opaque window to the front elevation, heated towel rail.

WC

2' 11" x 4' 9" (0.89m x 1.44m)

Separate WC and wash basin. UPVC double glazed opaque window.

Loft Space

11' 10" x 13' 0" (3.60m x 3.96m)

Velux window, additional storage room.





YARD

Enclosed yard to the rear with artificial lawn.

ON STREET

1 Parking Space







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