



Faringdon Avenue, Blackpool

Offers Over £300,000

# Faringdon Avenue

## Blackpool

A superb semi-detached property offering a delightful living experience, this spacious 3-bedroom house is brimming with charm and character, boasting a versatile layout and a range of desirable features.

The entrance vestibule leads into a welcoming hallway, flowing through to the Lounge, Kitchen, Dining Area, Sunroom, Utility Room, and GF WC. The split-level landing upstairs accommodates the Bathroom, 3 double Bedrooms (one with fitted wardrobes), and a Dressing Room/4th Bedroom. The highlight of this property is the outstanding private garden to the rear, boasting a stunning Garden Room with part UPVC double glazing, power, light, and underfloor heating - perfect for entertaining or as a dedicated office space - alongside an outdoor BBQ area with a pizza oven. A well maintained laid to lawn, patio area, wooden shed and a children's playhouse complete this outdoor oasis. A driveway provides ample off-road parking with double gates leading to the rear and separate side gate access for ease.

This exceptional property offers a wonderful balance of indoor and outdoor living, making it an ideal family home for those seeking both comfort and style.

Council Tax band: B Tenure: Freehold

- No Onward Chain
- Superb Semi-Detached Property
- Entrance vestibule, Hallway, Lounge, Kitchen, Dining Area, Sunroom, Utility Room, GF WC
- Split Level Landing, Bathroom, 3 Double Bedrooms, 1 with fitted wardrobes, Dressing Room/4th Bedroom
- Stunning Private Garden to the rear with Garden Room boasting part UPVC double glazing, power, light and under floor heating, Outdoor BBQ area with pizza oven
- Driveway





**Entrance vestibule**

**Hallway**

19' 10" x 5' 11" (6.04m x 1.81m)

**Lounge**

26' 3" x 14' 0" (7.99m x 4.27m)

**Kitchen**

9' 4" x 12' 5" (2.85m x 3.78m)

**Dining Area**

8' 6" x 9' 11" (2.60m x 3.01m)

**Sunroom**

10' 5" x 13' 4" (3.18m x 4.06m)

**Utility Room**

9' 0" x 8' 0" (2.74m x 2.43m)

**WC**

5' 3" x 4' 6" (1.61m x 1.37m)

**Bathroom**

7' 5" x 13' 11" (2.26m x 4.24m)

**Landing**

**Bedroom 1**

14' 9" x 12' 3" (4.49m x 3.73m)

**Dressing Room/Bedroom 4**

15' 1" x 6' 3" (4.61m x 1.90m)

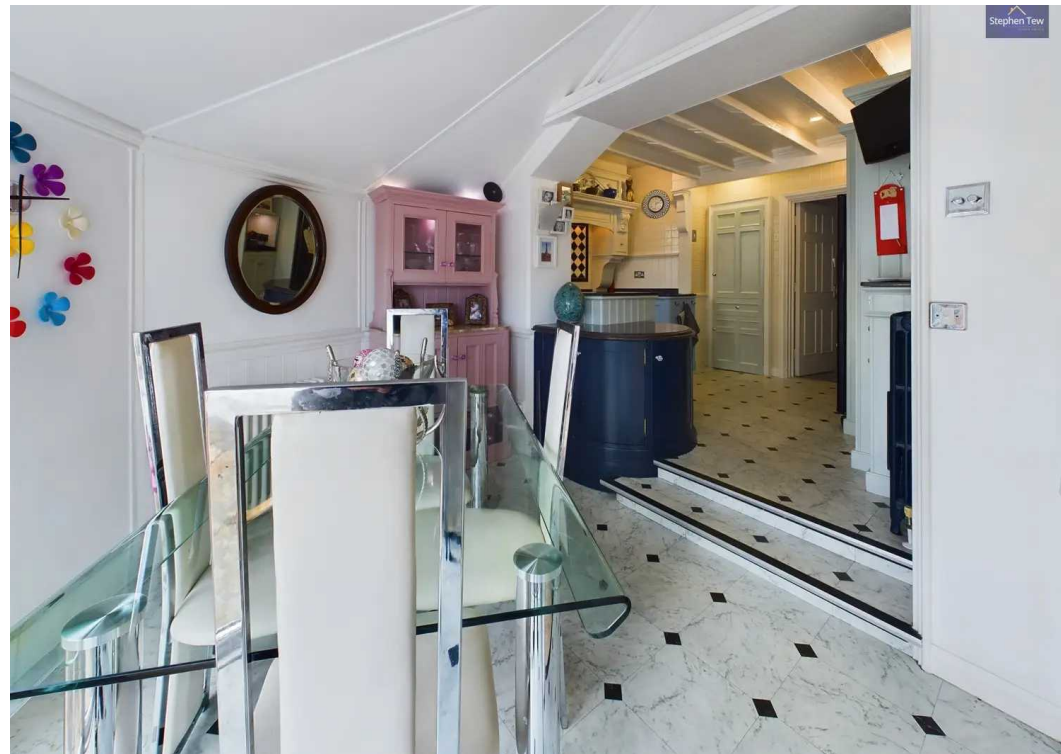
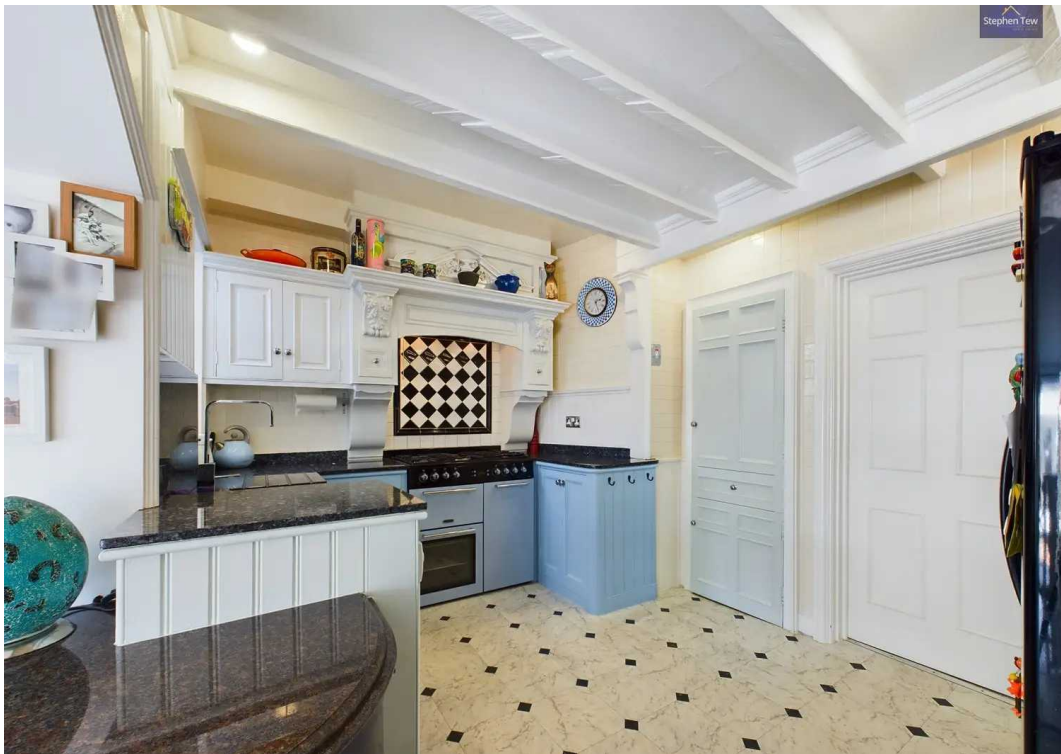
**Bedroom 2**

17' 9" x 8' 8" (5.41m x 2.63m)

**Bedroom 3**

8' 3" x 11' 1" (2.51m x 3.37m)











### Front Garden

Beautiful garden to the front with paving and shrubs. Driveway and double gates opening up to the rear garden.

### Rear Garden

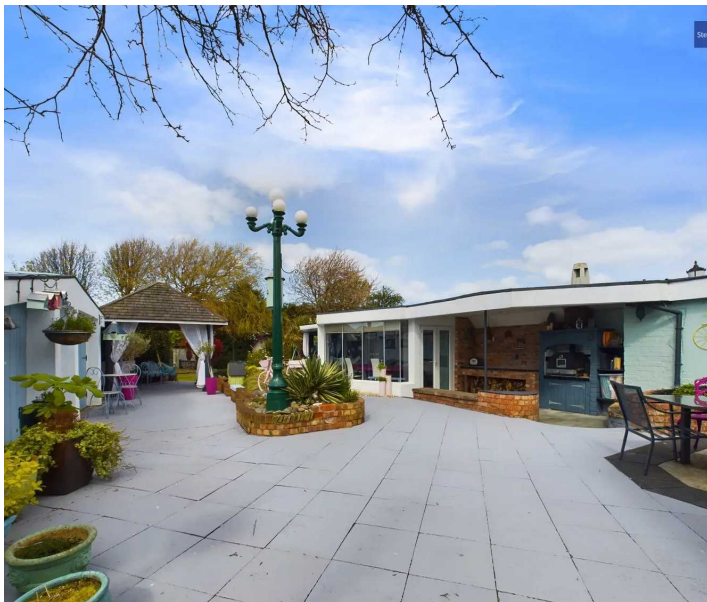
Beautiful, spacious private garden to the rear with paving and laid to lawn with BBQ area with built in pizza oven, Garden Room with under floor heating and lighting perfect for entertaining or use as an office space, wooden shed and children's playhouse.

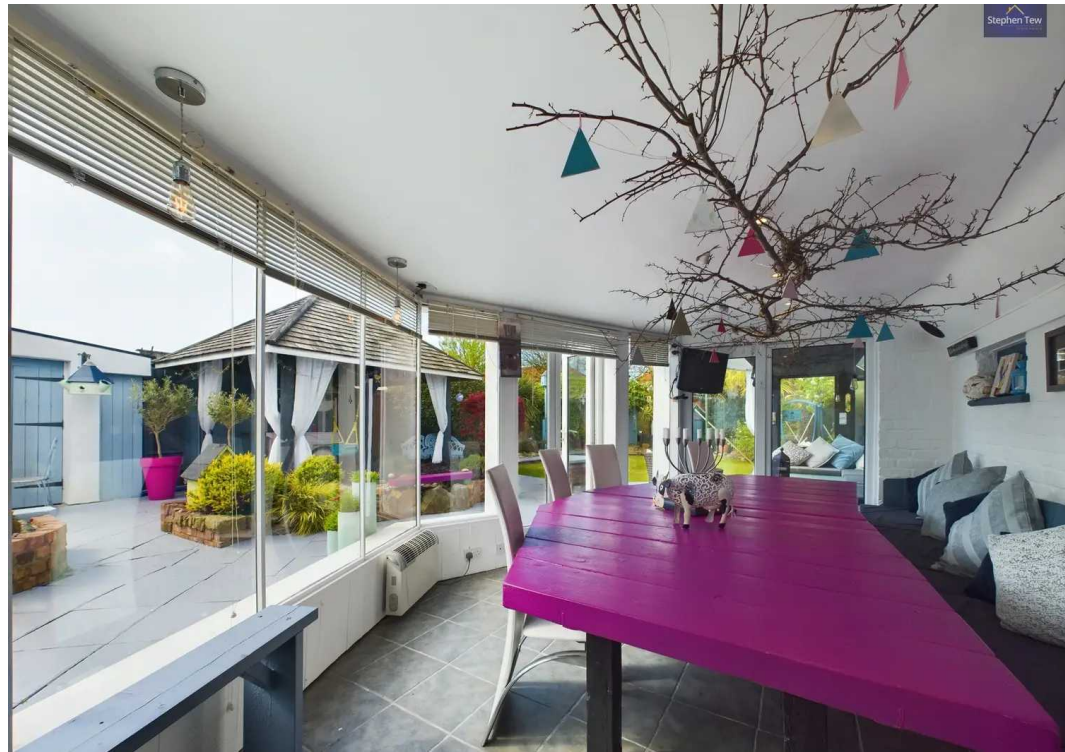
### Garden Room

17' 1" x 11' 3" (5.21m x 3.42m)

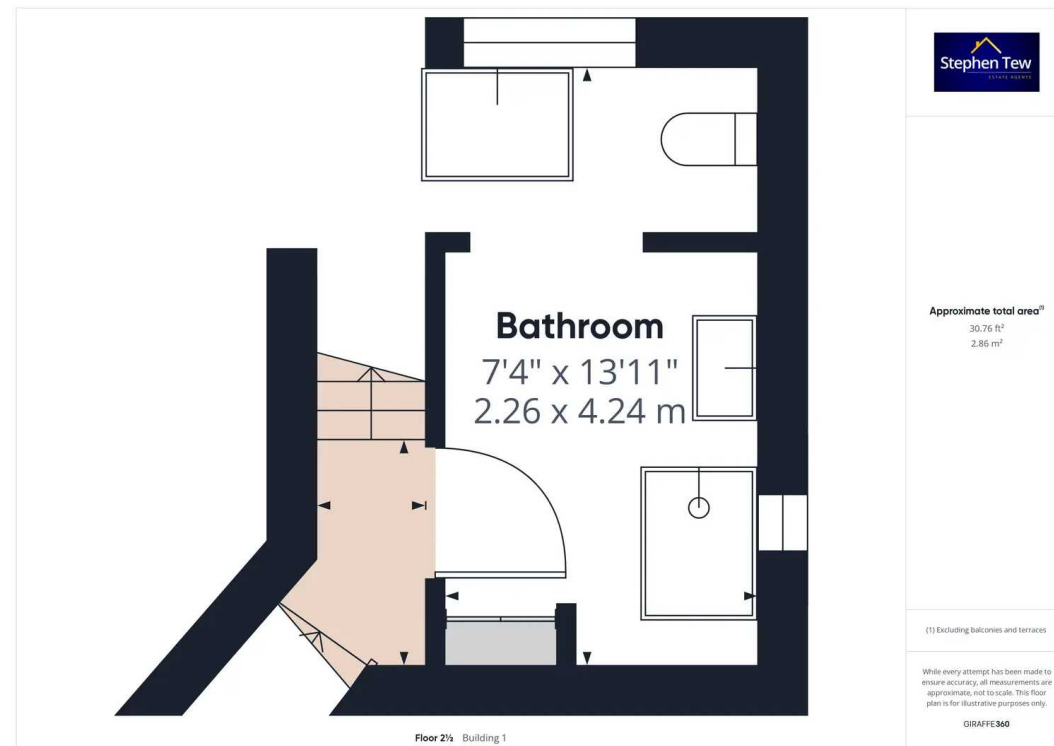
### DRIVEWAY

2 Parking Spaces











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