



Arnold Avenue, Blackpool

£350,000

Arnold Avenue

Blackpool, Blackpool

Nestled in a sought-after residential location, this exquisite 4-bedroom dormer showcases unrivalled charm and sophistication. The property greets you with a generous hallway leading to a tastefully designed lounge and a separate dining room, perfect for entertaining guests. Two double bedrooms, both featuring en-suites, provide luxurious retreats on the ground floor. The well-appointed kitchen offers modern conveniences, while an office/utility room caters to your practical needs.

Ascending to the first floor, two additional double bedrooms boast en-suites and fitted wardrobes to the master bedroom, exuding elegance and comfort.

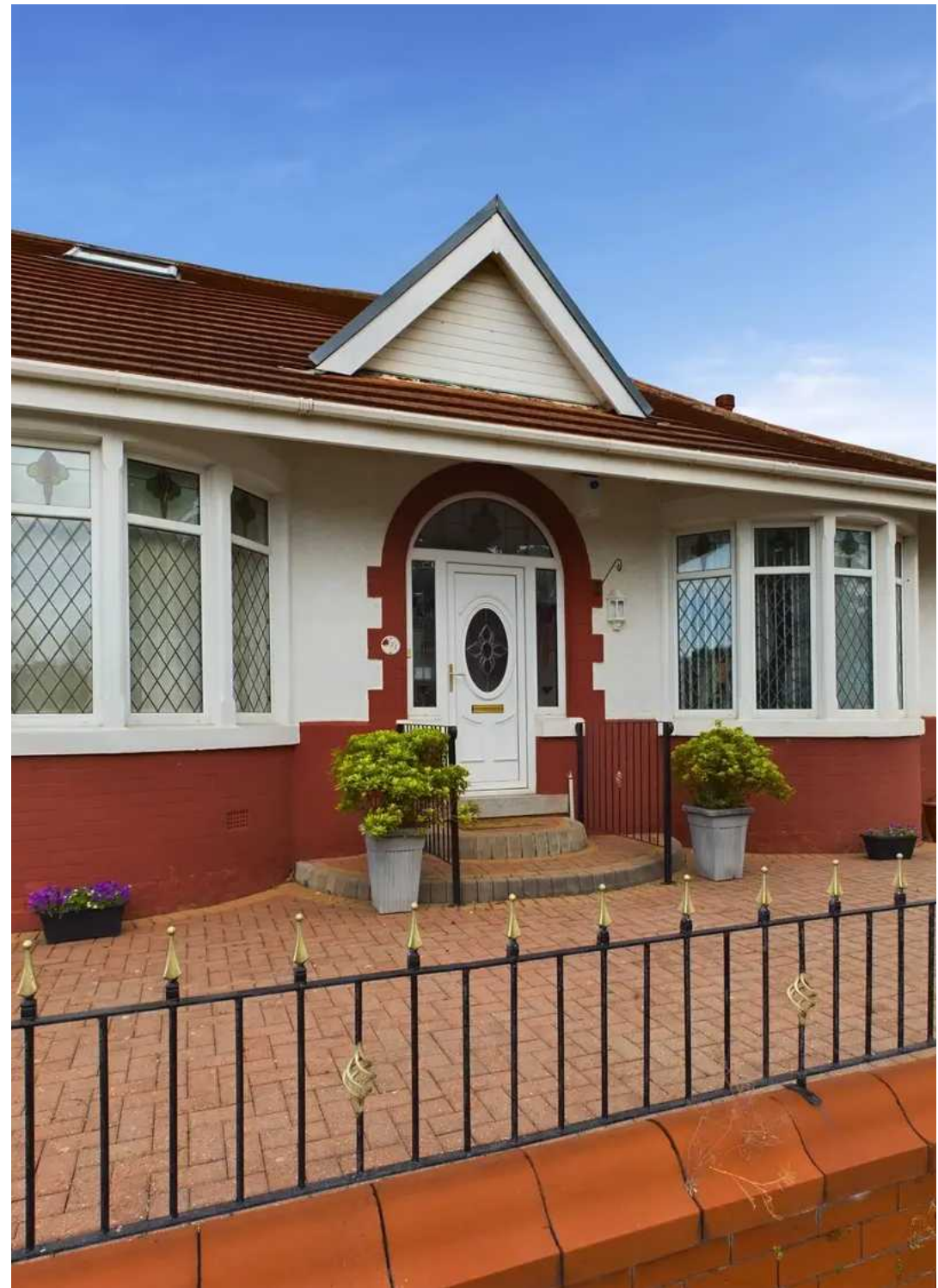
The property also boasts an expansive basement that spans the dimensions of the home, providing ample storage space for your possessions, or has the potential for conversion.

Completing this impressive abode is its corner plot location, ensuring privacy and a sense of exclusivity. A garage and brick outhouses offer plenty of room for your vehicles and outdoor equipment. Immaculate in its design and enviable in its location, this property epitomises luxurious living at its finest.

Council Tax band: D

Tenure: Freehold

- Hallway, Lounge, Dining Room, 2 Double Bedrooms both with en-suites, Kitchen, Office/Utility Room
- 2 Double Bedrooms, both with en-suites and fitted wardrobes to the Master on the first floor
- Spacious basement for storage spanning dimension of the house
- Corner plot in sought after residential location
- Garage and brick outhouses





Entrance vestibule

Hallway

26' 9" x 5' 11" (8.16m x 1.80m)

Lounge

14' 5" x 15' 1" (4.40m x 4.61m)

Dining Room

14' 6" x 15' 1" (4.41m x 4.60m)

Kitchen

12' 0" x 15' 1" (3.67m x 4.60m)

Bedroom 1

14' 10" x 15' 0" (4.52m x 4.58m)

En-suite

6' 6" x 6' 0" (1.98m x 1.84m)

Bedroom 2

12' 7" x 15' 0" (3.83m x 4.58m)

En-suite

8' 10" x 2' 7" (2.68m x 0.79m)

Utility/Office

7' 5" x 6' 0" (2.26m x 1.82m)





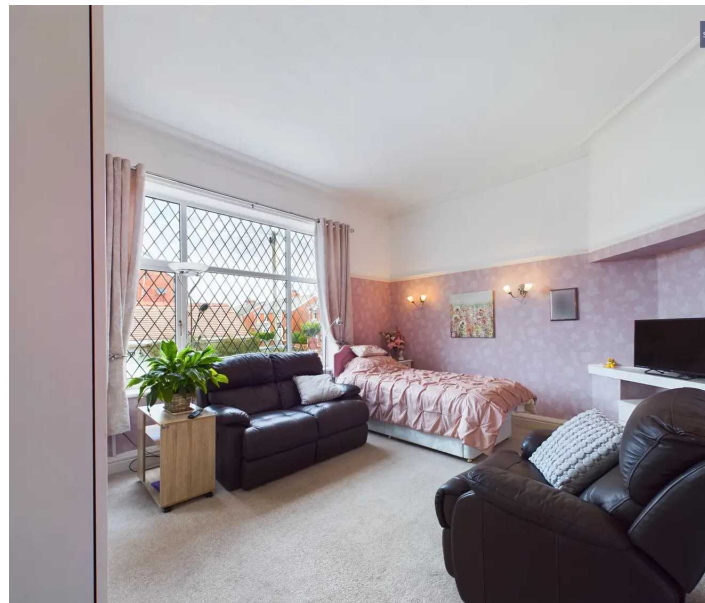
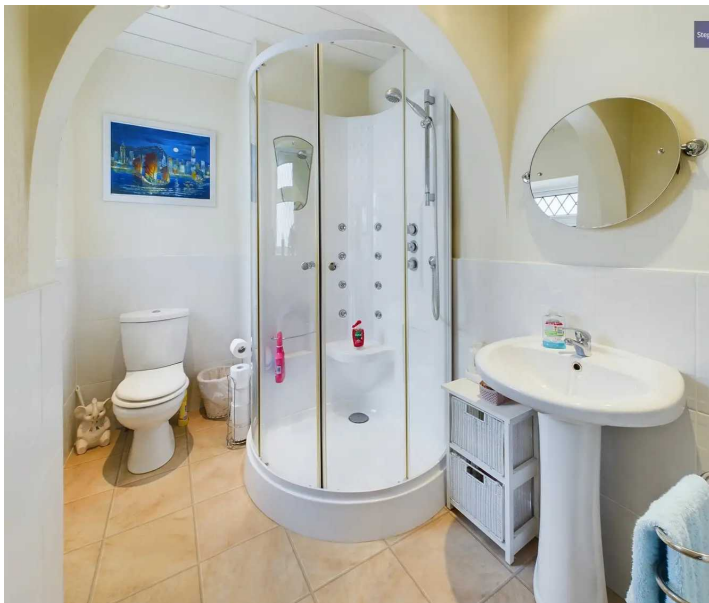
Landing
11' 3" x 9' 0" (3.44m x 2.75m)

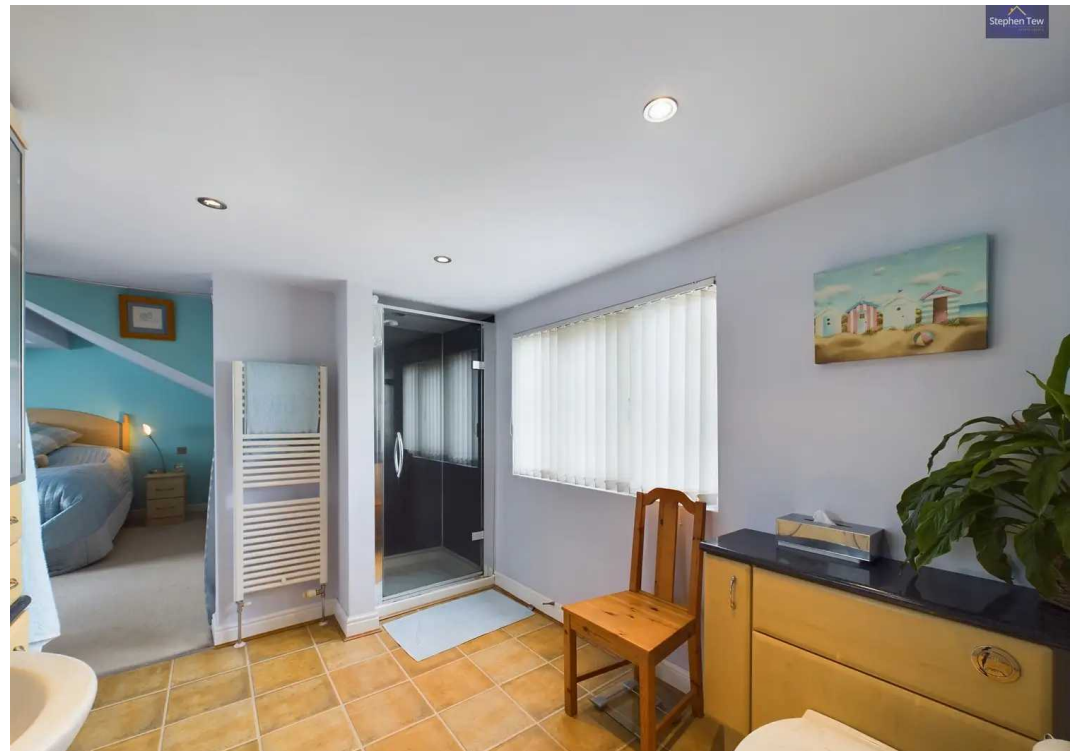
Bedroom 3
15' 1" x 13' 5" (4.59m x 4.10m)

En-suite
8' 6" x 11' 10" (2.60m x 3.60m)

Bedroom 4
12' 6" x 12' 0" (3.82m x 3.66m)

En-suite
11' 10" x 7' 7" (3.60m x 2.32m)







FRONT GARDEN

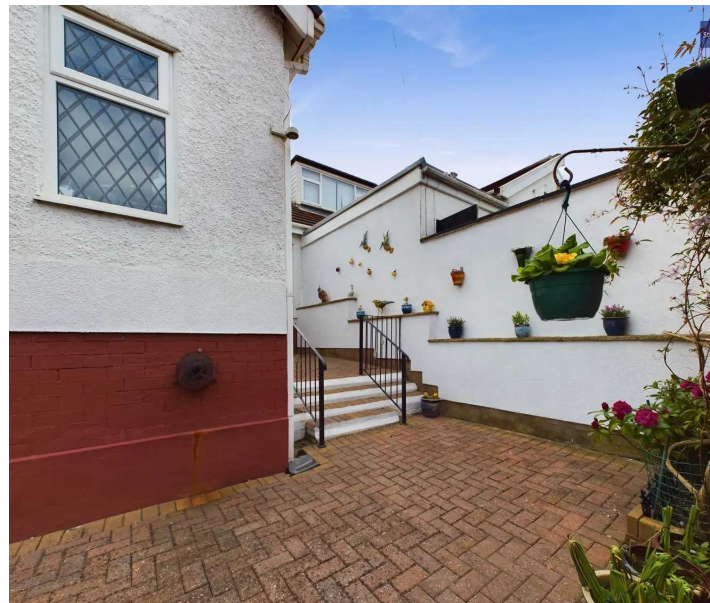
Wrap around corner garden.

REAR GARDEN

Low maintenance enclosed garden to the rear with access to the garage, outbuilding and basement.

GARAGE

Single Garage







Stephen Tew Estate Agents

Stephen Tew Estate Agents, 132 Highfield Road - FY4 2HH

01253 401111

info@stephentew.co.uk

www.stephentew.co.uk

