



George Avenue, Blackpool

Offers Over £250,000

32 George Avenue

Blackpool, Blackpool

Extended & Refurbished Semi Detached Dormer Bungalow situated in a convenient location offers a blend of modern luxury and versatile living spaces. Stepping through the Entrance Vestibule into the well-appointed Hallway, you are greeted by a spacious Lounge featuring a charming log burner and bi-folding doors that seamlessly connect the indoor and outdoor living areas. The open plan Luxury Dining Kitchen is a culinary enthusiast's dream, boasting integrated appliances including a double electric oven, microwave, wine cooler, gas hob, dishwasher, and fridge freezer. The highlight of this space is the feature bi-folding doors that flood the room with natural light and offer direct access to the landscaped garden—a perfect setting for hosting gatherings or enjoying al fresco dining. The ground floor also hosts a stylish 4-piece bathroom and two bedrooms, while the first floor accommodates three bedrooms, one of which is currently used as a study. The property also benefits from off-road parking and a west-facing rear garden that has been thoughtfully designed to create a serene outdoor retreat. Additionally, a Garden Room/Studio/Gym, constructed in 2021 in compliance with building regulations, provides a versatile space for various activities.

Council Tax band: B

Tenure: Freehold

- Extended & Refurbished Semi Detached Dormer Bungalow situated in a convenient location
- Entrance Vestibule, Hallway, Lounge with feature log burner and bi folding doors to garden
- Luxury fitted dining kitchen with integrated appliances comprising double electric oven, microwave, wine cooler, 4 ring gas hob, dishwasher and fridge freezer with feature bi folding doors to garden
- Stylish 4 piece ground floor bathroom
- 2 ground floor bedrooms, 3 first floor bedrooms
- Off road parking, landscaped west facing rear garden
- Garden Room / Studio / Gym built in 2021 in accordance with building regs





Entrance Vestibule

3' 4" x 4' 4" (1.01m x 1.33m)

Hallway

21' 2" x 6' 10" (6.46m x 2.08m)

Lounge

23' 1" x 11' 1" (7.04m x 3.39m)

Dining Kitchen

23' 11" x 8' 4" (7.28m x 2.54m)

Bedroom 3

13' 9" x 11' 0" (4.19m x 3.36m)

Bedroom 4

10' 11" x 10' 11" (3.33m x 3.34m)

Bathroom

14' 9" x 6' 5" (4.50m x 1.96m)

First Floor Landing

13' 9" x 7' 7" (4.20m x 2.32m)

Bedroom 1

19' 3" x 10' 10" (5.88m x 3.31m)

Bedroom 2

13' 1" x 11' 7" (3.98m x 3.52m)

Study / Bedroom 5

6' 0" x 7' 8" (1.83m x 2.33m)

Gym / Studio

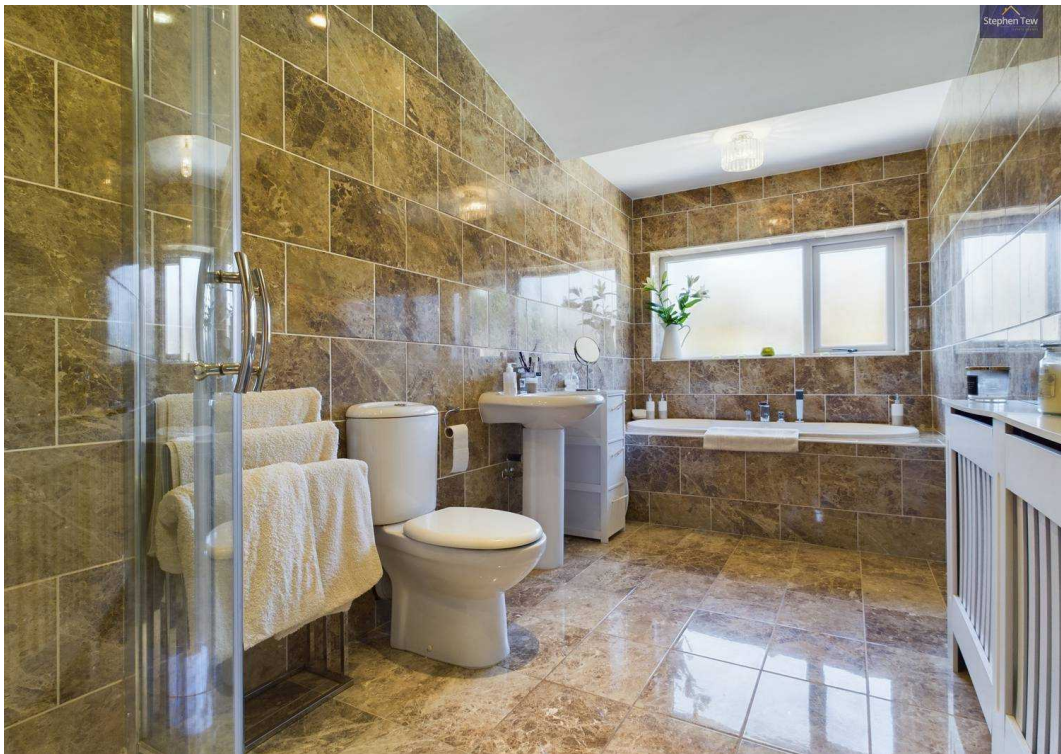
12' 10" x 17' 8" (3.91m x 5.39m)

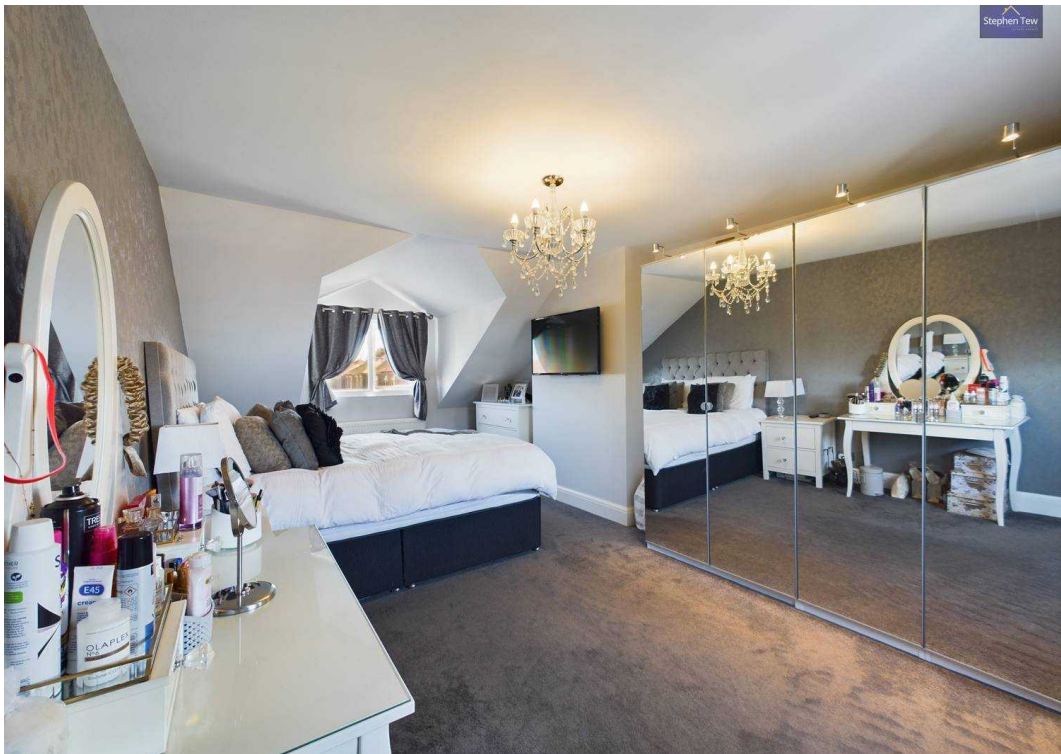
13' 0" x 17' 8" (3.91 x 5.39m) plus 3' 0" x 12' 10" (0.96 x 3.92m)

Storage

9' 7" x 12' 5" (2.92m x 3.79m)









FRONT GARDEN

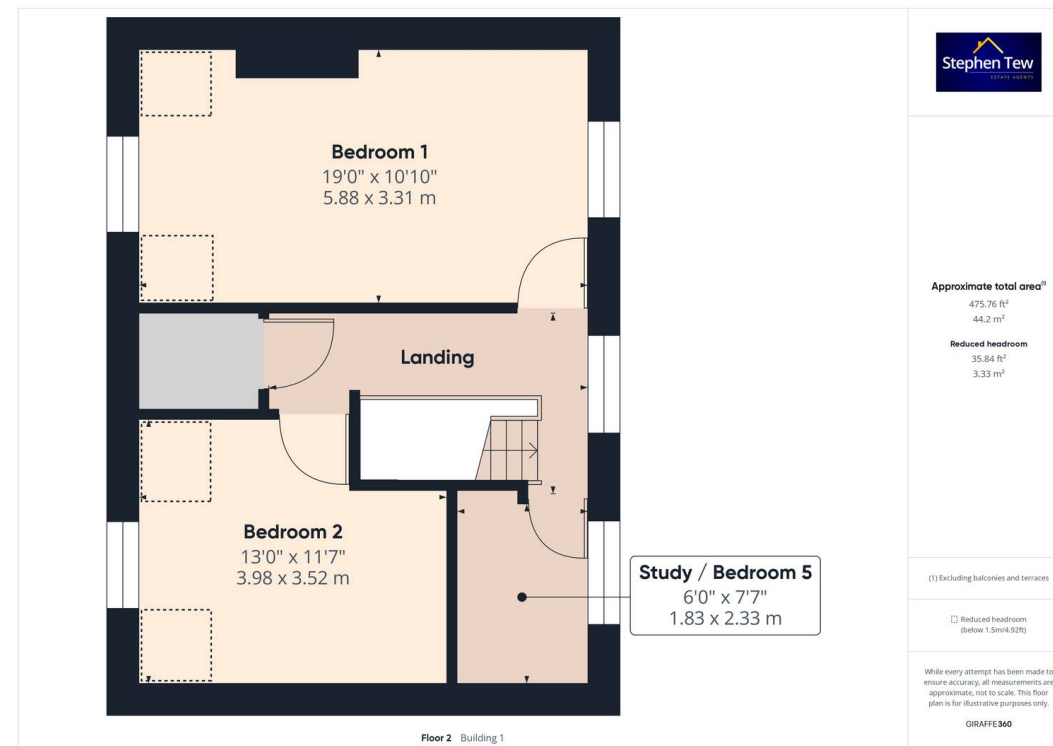
REAR GARDEN

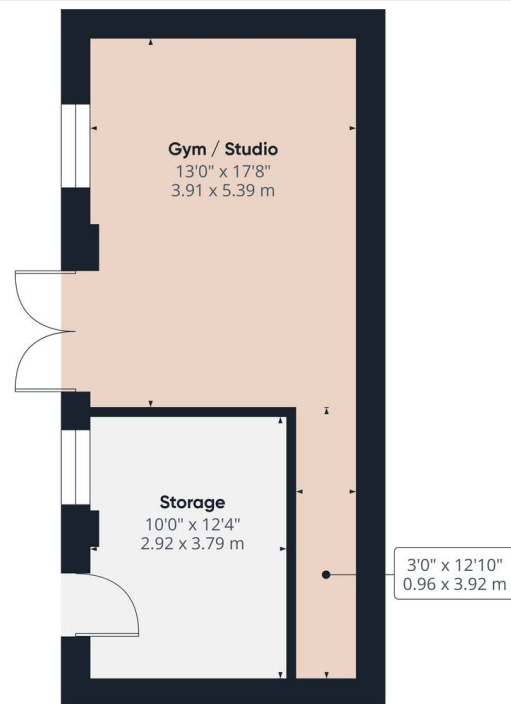
Off street

2 Parking Spaces

The Outside Space of this property offers a harmonious blend of tranquillity and functionality. The landscaped rear garden provides a private oasis that is perfect for relaxation or entertaining guests. The west-facing orientation ensures ample sunlight throughout the day, creating a warm and inviting atmosphere. The Garden Room/Studio/Gym, a recent addition that meets all construction standards, offers a versatile space that can be customised to suit a variety of needs. Whether you desire a home office, creative studio, or workout area, this separate structure provides endless possibilities. The off-road parking adds convenience for residents and visitors alike. This home offers a rare opportunity to enjoy a modern living experience in a sought-after location, with the added benefit of a meticulously designed outdoor space that complements the interior features. Embrace the lifestyle of comfort and sophistication in this meticulously crafted property that captures the essence of contemporary living.







Floor 1 Building 2



Approximate total area⁽¹⁾
386.53 ft²
35.91 m²

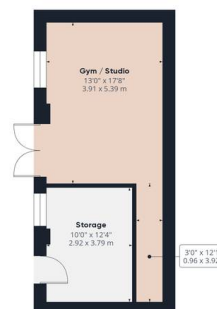
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

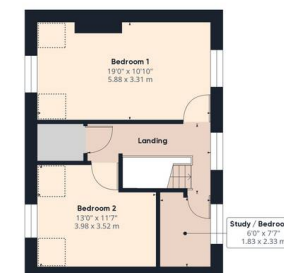
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Floor 1 Building 1



Floor 1 Building 2



Floor 2 Building 1



Approximate total area⁽¹⁾
1814.9 ft²
168.61 m²

Reduced headroom
39.83 ft²
3.7 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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