



40 Lomond Avenue, Blackpool

Blackpool

Offers Over £90,000

40 Lomond Avenue

Blackpool, Blackpool

This well-presented one bedroom ground floor flat offers a fantastic opportunity for first-time buyers, downsizers, or investors seeking a comfortable and convenient home. Purpose built, the property features the entrance to the flat direct into the kitchen leading through to the hallway and the spacious lounge that is ideal for relaxing or entertaining guests. The fitted kitchen is thoughtfully arranged with ample storage and workspace, while the double bedroom is generously sized to accommodate a range of furnishings. The modern bathroom is fitted with a three-piece suite. Additional benefits include gas central heating and uPVC double glazing, ensuring warmth and energy efficiency throughout the year. The property also enjoys a useful built-in shed next to the entrance, perfect for additional storage needs. Offered with no onward chain, this flat is ready for immediate occupation and provides an excellent base with close proximity to Stanley Park and Blackpool Victoria Hospital.

Externally, the property boasts a range of desirable features that set it apart. To the front, there is a neat garden area that enhances the property's kerb appeal, as well as off road parking and a private garage, providing secure parking and extra storage options. The highlight is the enclosed west-facing private rear garden, which offers an ideal space for outdoor dining, gardening, or simply enjoying the afternoon and evening sun in a peaceful setting. The garden is fully enclosed for privacy and security, making it suitable for pets or children. The purpose built shed next to the entrance adds further practicality. This combination of outdoor amenities ensures that the flat caters to a variety of lifestyle needs, whether you are looking for a tranquil retreat or a space to entertain friends and family. With its blend of indoor comfort and generous outside space, this property is a rare find in a sought-after location.

Council Tax band: A

Tenure: Leasehold

- Purpose Built Ground Floor Flat with private rear garden, off road parking and garage
- Entrance Hallway / Dining Area, Lounge, Fitted Kitchen
- 1 Bedroom, Bathroom, Gas Central Heating, uPVC Double Glazing
- Front garden area, off road parking, Garage, Enclosed private rear garden





Stephen Tew
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Kitchen

9' 10" x 6' 10" (3.00m x 2.08m)

Hallway

14' 10" x 5' 5" (4.51m x 1.66m)

Hallway

7' 0" x 5' 9" (2.13m x 1.76m)

Lounge

11' 11" x 15' 2" (3.64m x 4.63m)

Bathroom

5' 5" x 5' 9" (1.65m x 1.76m)

Bedroom

12' 10" x 10' 11" (3.91m x 3.32m)



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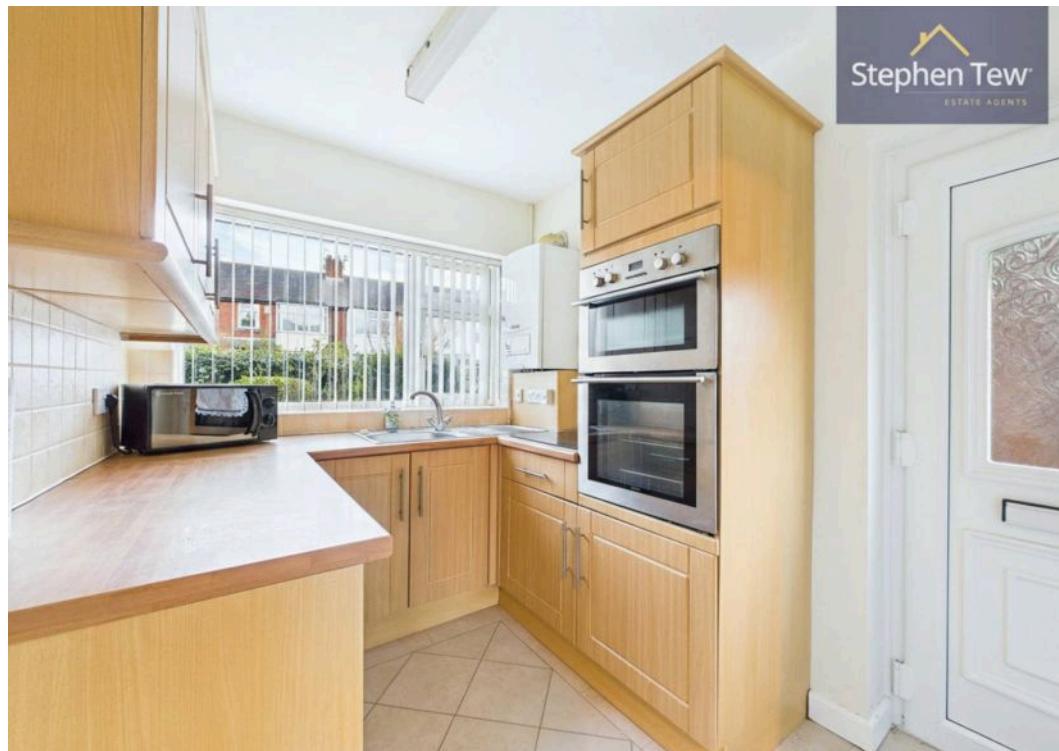


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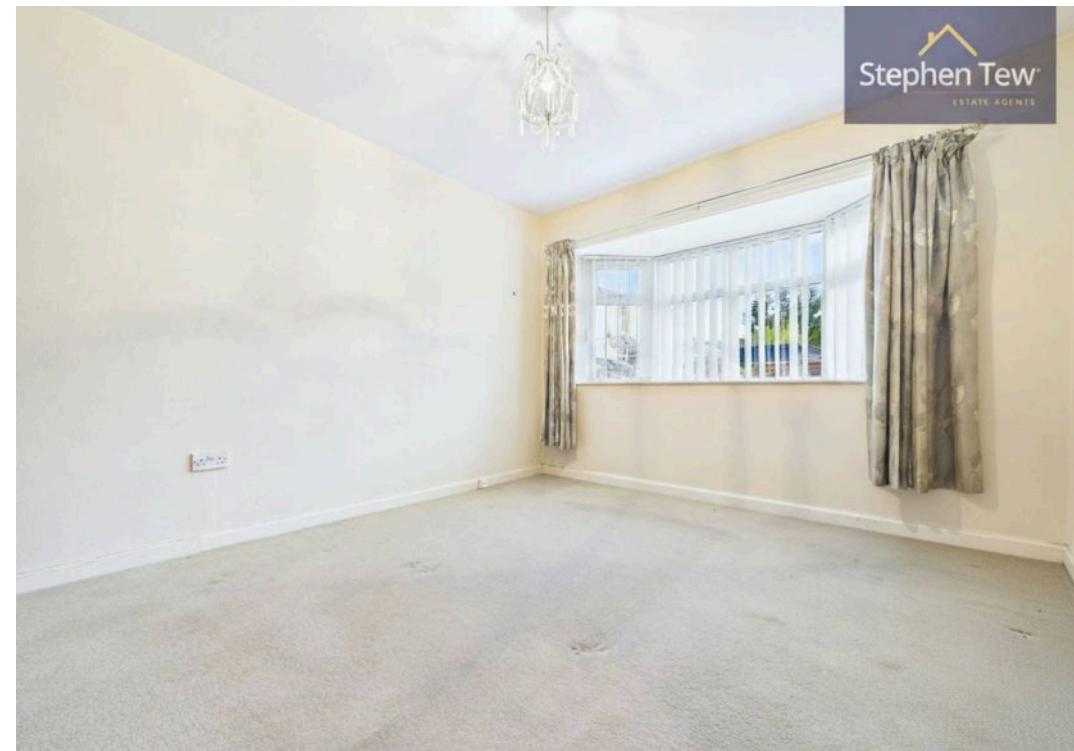
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GARDEN

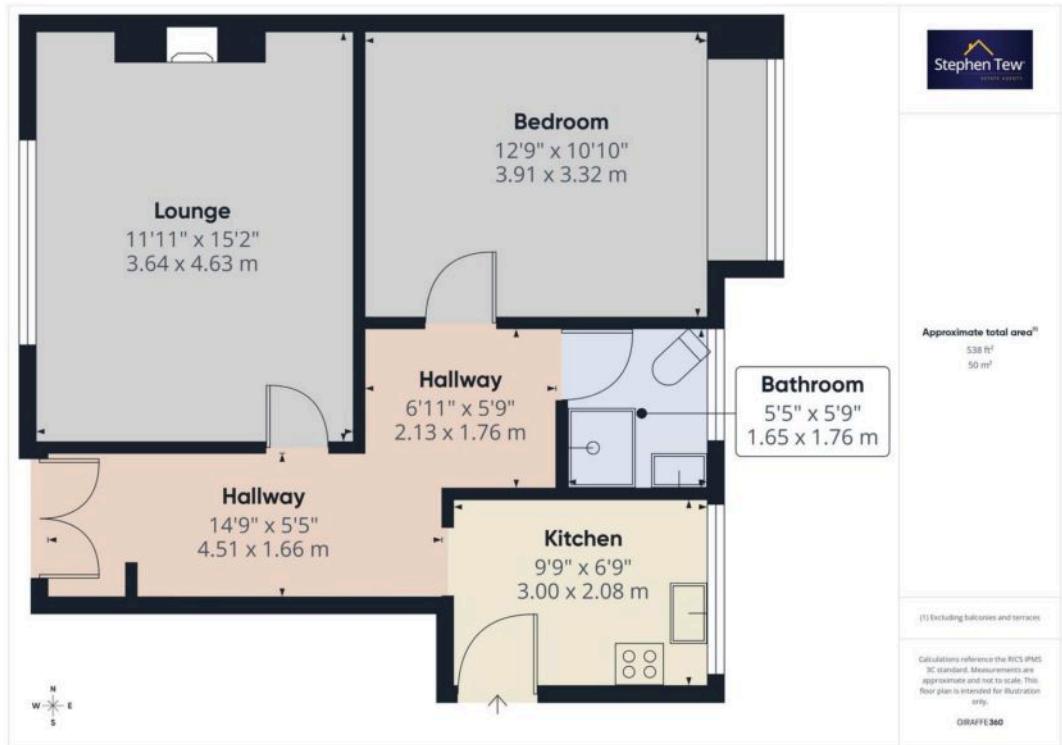
GARAGE

OFF STREET

1 Parking Space

ON STREET







Stephen Tew Estate Agents

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