



10 Lunedale Avenue, Blackpool

Blackpool

Offers Over **£140,000**

10 Lunedale Avenue

Blackpool, Blackpool

This well presented recently renovated 2 bedroom home with an impressive loft conversion is offered to the market. Being situated close to many amenities, schools and transport links yet tucked away on a quiet residential road. The accommodation briefly compromises of entrance hallway, open plan lounge dining area, fitted kitchen.

On the first floor there are two double bedrooms along with a three piece bathroom suite. The second floor contains an impressive loft conversion featuring dual skylight windows. Externally the property has a stunning enclosed rear garden featuring a summer house with power.

Viewing is highly recommended to appreciate what this property has to offer.

Council Tax band: A

Tenure: Freehold

- Modern Throughout
- Loft Conversion
- Large Garden
- Open plan Lounge/Diner
- Summer house





Hallway

13' 4" x 5' 9" (4.07m x 1.74m)

Entrance hallway, laminate flooring, character window, under stairs storage leading to.

Lounge / Diner

27' 0" x 10' 0" (8.22m x 3.05m)

Open plan Lounge / Diner with bay window to the front of the property, Log burning stove in the dining area, double glazed patio doors leading to garden. Radiator to side.

Kitchen

15' 3" x 5' 8" (4.66m x 1.72m)

Recently fitted kitchen, integrated oven and hob, eye level units, space for fridge freezer and washing machine. UPVC double glazed window, door leading to rear garden.





Landing

7' 3" x 2' 9" (2.20m x 0.84m)

leading to bedrooms, bathroom and loft room.

Bedroom 1

13' 6" x 9' 11" (4.11m x 3.03m)

Double bedroom to the front of the property, UPVC double glazed bay window, radiator.

Bedroom 2

14' 0" x 9' 9" (4.27m x 2.98m)

Double bedroom to the rear of the property overlooking the rear garden, large UPVC double glazed bay window, fitted wardrobes.

Bathroom

7' 5" x 5' 11" (2.27m x 1.80m)

Modern tiled three piece bathroom suite, overhead shower. Heated towel rail, UPVC double glazed window.

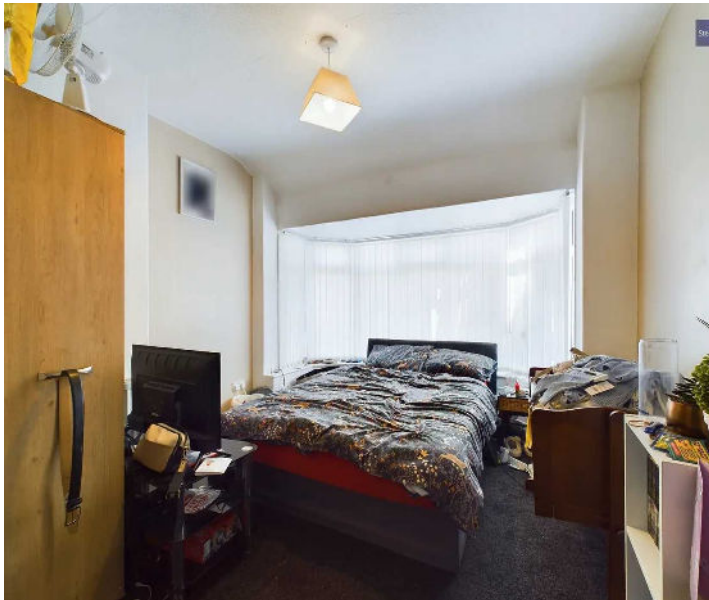
Loft room

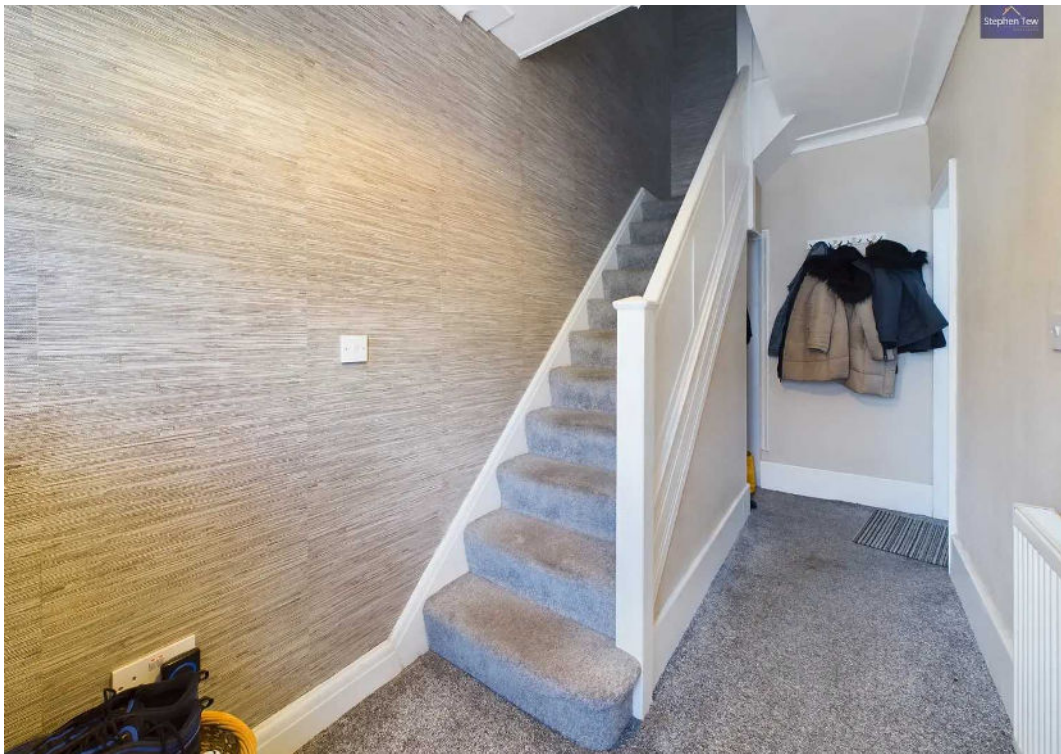
14' 0" x 14' 8" (4.27m x 4.47m)

Quirky loft conversion situated on the 2nd floor, dual sky light double glazed windows, storage area, radiator. Overhead spotlights.

Garden Summer House

Summer House, power connected, carpeted.







FRONT GARDEN

Gravel front garden.

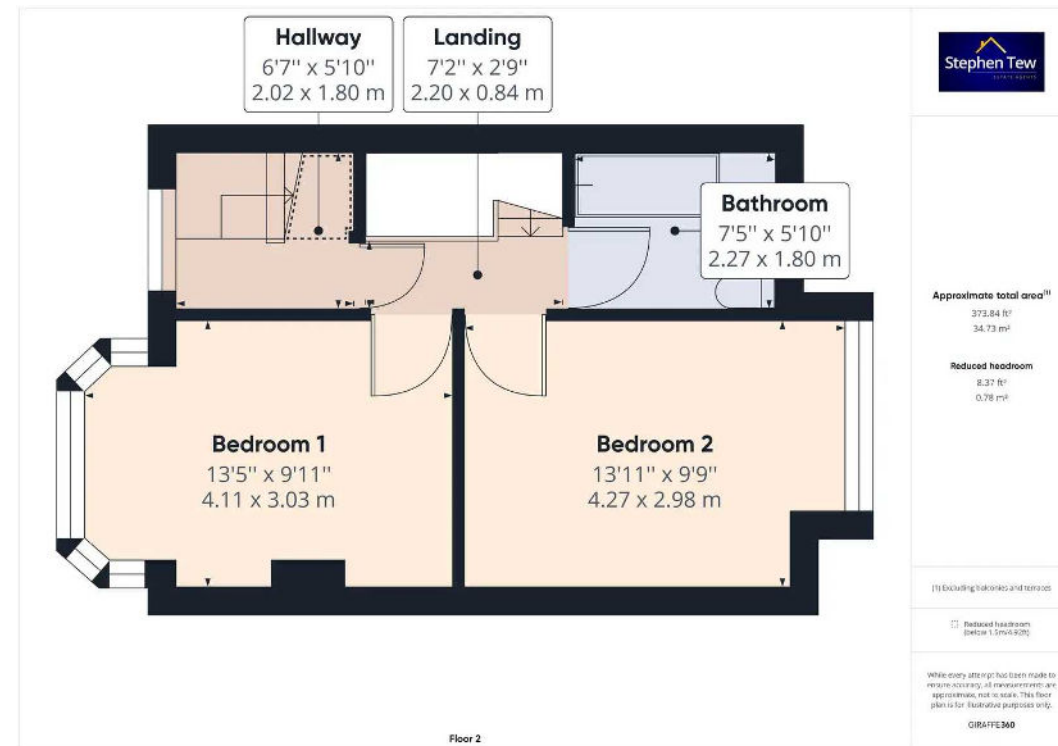
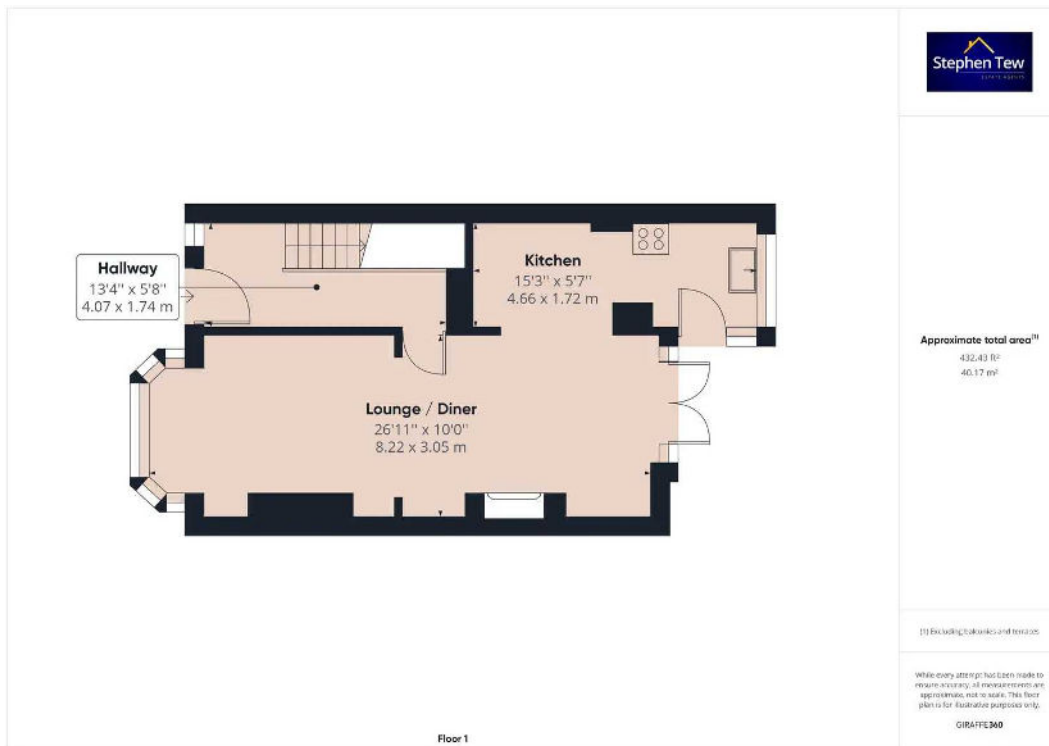
REAR GARDEN

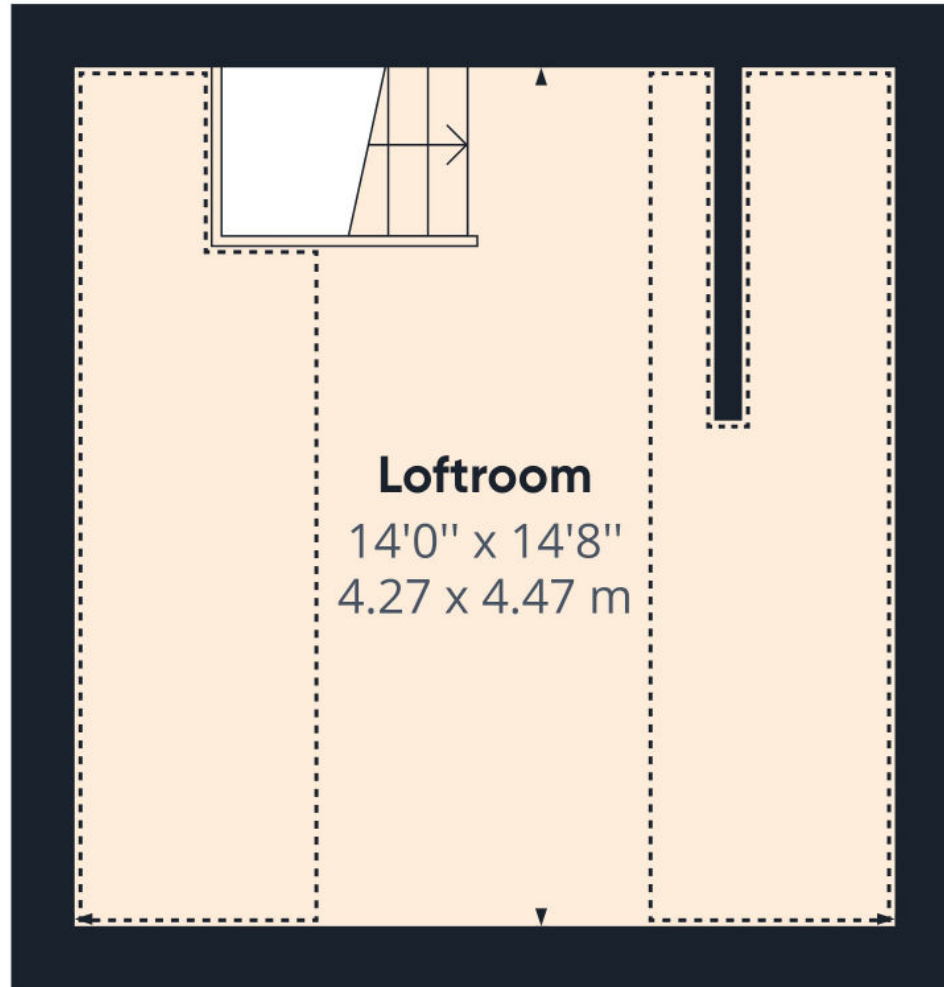
West facing rear garden, gravel, artificial grass with paving, decking towards the rear of the garden leading to summer house.

ON ROAD

1 Parking Space







Floor 3



Approximate total area⁽¹⁾

190.14 ft²
17.66 m²

Reduced headroom

113.56 ft²
10.55 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE 360

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