



54 Shaftesbury Avenue, Blackpool

Blackpool

Offers Over **£200,000**

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This spacious semi-detached family home offers a fantastic opportunity to own a charming property in a sought-after location. The inviting entrance porch leads into a hallway that provides access to the various living areas, including a lounge, a second reception room, a dining area and a fitted kitchen. The ground floor also features a WC for added convenience. Moving upstairs, you will find three bedrooms, with fitted wardrobes in the master, providing ample storage space. The accommodation is complete with a family bathroom that includes a storage room and a separate WC. Additionally, there is a fully boarded loft space with a Velux window and pull-down ladders, perfect for storage or potential conversion. This property is offered with no onward chain, making it an attractive option for those looking to move swiftly.

Outside, the property boasts a private garden, perfect for al fresco dining and entertaining. The garden provides access to the garage, offering ample parking or storage space, and a lean-to/car port situated conveniently to the side of the house. The driveway ensures additional parking. Whether you have a green thumb or simply enjoy relaxing outdoors, this property offers a delightful setting that caters to a variety of outdoor interests. Don't miss the chance to make this charming property your own and create a warm and welcoming home for you and your loved ones.

Council Tax band: D

Tenure: Freehold

- Well Presented Spacious Semi-Detached Family Home
- Entrance Porch, Hallway, Lounge, Second Reception Room, Dining Area, Kitchen, GF WC
- 3 Bedrooms, With Fitted Wardrobes To The Master, Bathroom With Storage Room, Separate WC
- Garage, Car Port, Driveway
- Fully Boarded Loft Space With Velux Window And Pull Down Ladders
- No Onward Chain



**Entrance Porch**

6' 5" x 6' 5" (1.96m x 1.95m)

Hallway

13' 7" x 6' 0" (4.13m x 1.82m)

Lounge

14' 8" x 11' 9" (4.46m x 3.57m)

Reception Room

14' 7" x 10' 3" (4.45m x 3.13m)

Dining Room

9' 3" x 7' 5" (2.81m x 2.25m)

Kitchen

9' 3" x 7' 5" (2.82m x 2.26m)

GF WC

2' 11" x 2' 6" (0.88m x 0.75m)

Landing

10' 11" x 2' 6" (3.32m x 0.76m)

Bedroom 1

14' 9" x 8' 5" (4.50m x 2.57m)

Bedroom 2

14' 7" x 10' 4" (4.45m x 3.15m)

Bedroom 3

8' 0" x 7' 6" (2.43m x 2.28m)

Bathroom

5' 1" x 7' 5" (1.55m x 2.26m)

WC

2' 6" x 4' 6" (0.76m x 1.38m)



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FRONT GARDEN

REAR GARDEN

Laid to lawn, paved patio area. Access to the garage and lean-to/car port to the side.

GARAGE

Single Garage

CAR PORT

1 Parking Space

DRIVEWAY

1 Parking Space







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