



26 Magnolia Way, Blackpool

Blackpool

Offers Over **£200,000**

26 Magnolia Way

Blackpool, Blackpool

This well presented 3-bedroom semi-detached house is located in a sought-after residential development, crafted by Kensington Builders in 2016. Upon entering, you are greeted by an inviting hallway leading to a spacious lounge, a modern open-plan kitchen/diner boasting integrated appliances, and patio doors that seamlessly extend the living space into the landscaped garden. Additionally, the ground floor features a convenient WC. Upstairs, you will find three well-appointed bedrooms, including a master bedroom with an en-suite, as well as a stylish family bathroom complete with a three-piece suite.

Outside, the property offers a delightful mix of a lush lawn and a charming flagged patio area, ideal for outdoor entertaining or quiet relaxation. The garden provides a tranquil setting for al fresco dining or enjoying the peaceful surroundings. This lovely outdoor space is perfect for those who appreciate a blend of greenery and hard landscaping, offering a harmonious balance between nature and contemporary living. The property also benefits from a garage and driveway.

Council Tax band: D

Tenure: Leasehold

- Situated in a popular residential development, built by Kensington Builders circa 2016
- Entrance Hallway, Lounge, Open Plan Kitchen/Diner with integrated appliances and patio doors opening up to the garden, GF WC
- 3 Bedrooms, with En-suite to the Master Bedroom, 3 piece suite Family Bathroom
- Garage, Driveway, Landscaped Garden





Entrance Hallway

6' 2" x 3' 9" (1.87m x 1.15m)

Lounge

15' 7" x 15' 11" (4.75m x 4.86m)

Kitchen/Diner

15' 8" x 15' 10" (4.78m x 4.83m)

GF WC

6' 1" x 3' 1" (1.86m x 0.93m)

Landing

Bedroom 1

12' 5" x 12' 6" (3.79m x 3.81m)

En-suite

5' 7" x 5' 3" (1.71m x 1.61m)

Bedroom 2

8' 5" x 8' 7" (2.56m x 2.61m)

Bedroom 3

9' 1" x 7' 1" (2.77m x 2.16m)

Bathroom

6' 6" x 5' 3" (1.97m x 1.60m)





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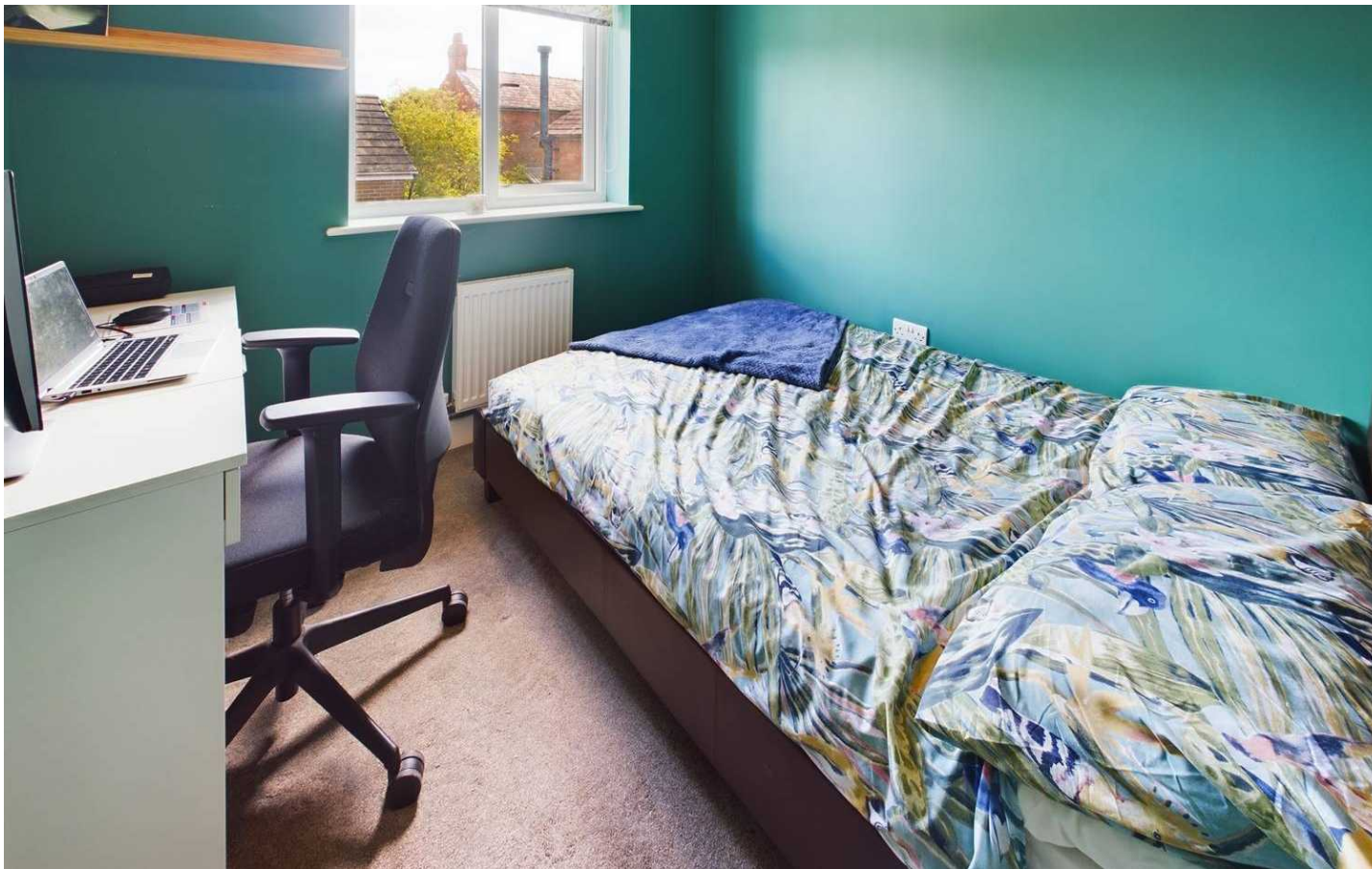
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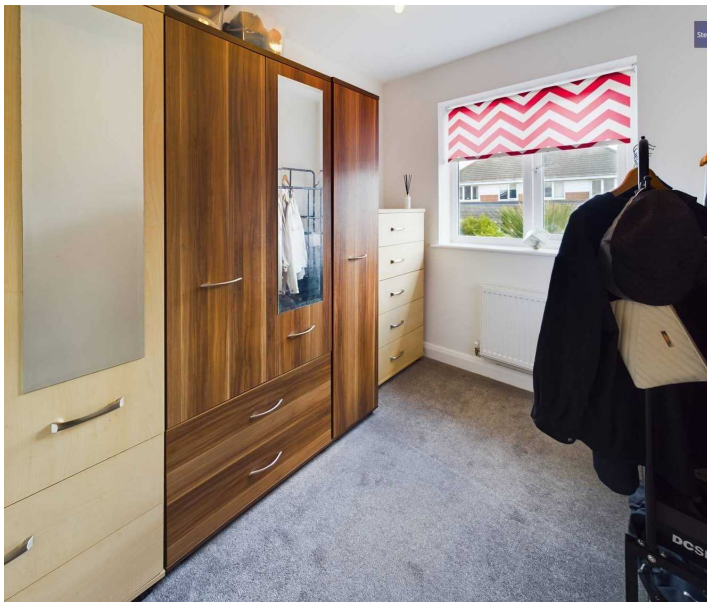
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FRONT GARDEN

REAR GARDEN

Lawn and flagged patio area

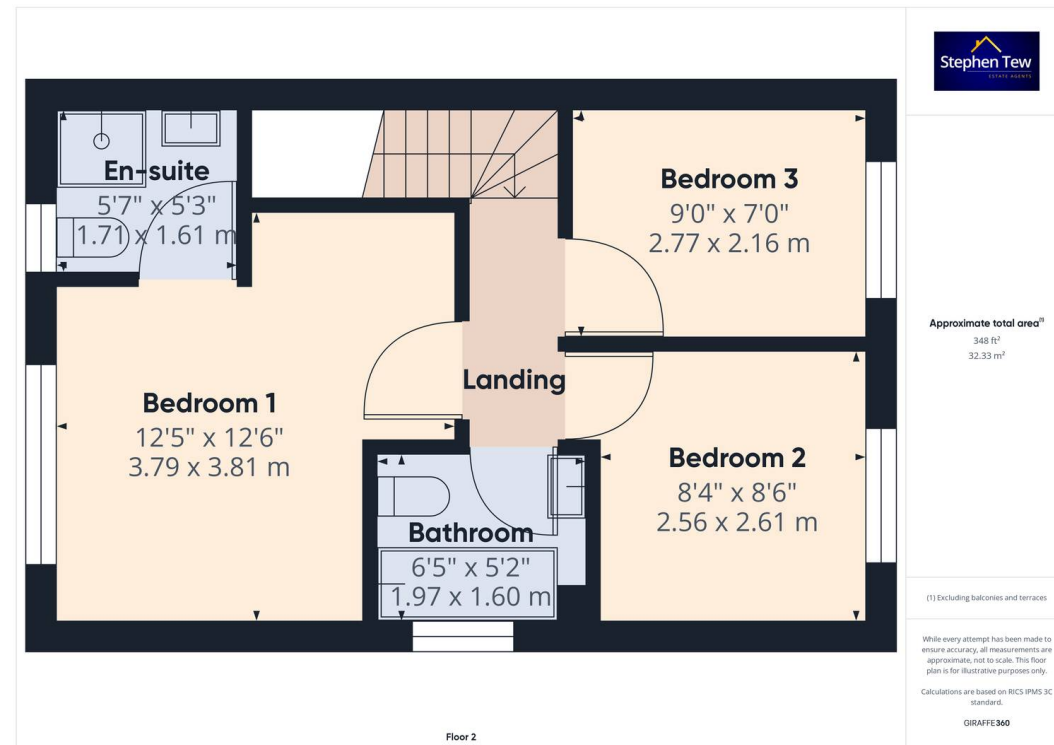
GARAGE

Single Garage

DRIVEWAY

1 Parking Space







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