



**FOR SALE**  
01253 401111 | stephen



**237A St. Annes Road, Blackpool**  
Blackpool

Offers Over **£375,000**



# 237A St. Annes Road

Blackpool

This unique, extended 4 Bedroom Detached Bungalow presents an excellent opportunity for a discerning buyer, offered with No Onward Chain. Boasting a range of versatile living spaces, the property comprises an Entrance Porch, Hallway, Lounge, Open Plan Dining/Living Room/Kitchen, and a Conservatory. The modern fitted Kitchen impresses with its array of features, including 2 electric ovens, a 6 gas ring burner, integrated dishwasher, fridge, and freezer. With 4 Bedrooms, including a master en-suite, an Office/2nd Living Room, and 2 Bathrooms, this property offers flexibility in its use, allowing for the potential to operate as two separate dwellings with private entrances for both, ideal for an annexe or business. Additional highlights include a Fully Boarded Loft Room, electric underfloor heating, bespoke fitted shutter blinds, an integral Garage, and off-road Parking for multiple cars.

Outside, the property continues to impress, with off-road parking to the front along with a private, enclosed garden to the rear. The rear garden is beautifully maintained, featuring a lush lawn, inviting patio area, greenhouse, and an array of fruit trees and herb plants. The integral garage with fitted worktops and storage units, provides convenience and practicality for the homeowner. Ideal for those seeking a versatile living space with ample outdoor enjoyment, this property offers a blend of comfort, functionality, and charm.

Viewing is essential to appreciate this wonderful property.

Council Tax band: D

Tenure: Freehold





- No Onward Chain
- Unique Extended 4 Bedroom Bungalow
- Entrance Porch, Hallway, Lounge, Open Plan Dining/Living Room/Kitchen, Conservatory
- Modern fitted Kitchen boasting 2 electric ovens, 6 gas ring burner, pull out larder, integrated dishwasher, fridge, freezer
- 4 Bedrooms, with an en-suite to the Master Bedroom, Office/2nd Living Room, Utility Room/2nd Kitchen, 2 Bathrooms
- Potential to use as 2 separate dwellings with private entrances for both - ideal for use as an annex or business in addition to the main residence
- Fully Boarded Loft Room with velux windows, pull down ladders
- Electric under floor heating kitchen/diner and bathroom, Bespoke fitted shutter blinds - fitted 2022, Intercom system, alarm system
- Integral Garage with up and over electric door, power, light and fitted worktops and storage units, Off Road Parking for multiple cars







**Entrance Porch**

9' 3" x 4' 7" (2.82m x 1.39m)

**Hallway**

18' 9" x 5' 1" (5.71m x 1.55m)

**Lounge**

16' 5" x 14' 0" (5.00m x 4.26m)

**Living/Dining Room**

11' 7" x 12' 8" (3.54m x 3.85m)

**Kitchen/Diner**

16' 6" x 12' 7" (5.04m x 3.84m)

**Conservatory**

16' 10" x 10' 0" (5.12m x 3.06m)





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**Master Bedroom**

15' 3" x 13' 5" (4.64m x 4.08m)

**En-suite**

6' 5" x 5' 10" (1.95m x 1.78m)

**Bedroom 2**

11' 7" x 13' 0" (3.53m x 3.95m)

**Bedroom 3**

10' 10" x 10' 2" (3.30m x 3.09m)

**Bathroom**

7' 3" x 9' 1" (2.22m x 2.78m)

**Utility Room/2nd Kitchen**

4' 11" x 9' 3" (1.49m x 2.81m)

**Office/2nd Living Room**

15' 3" x 12' 2" (4.66m x 3.70m)

**Bathroom**

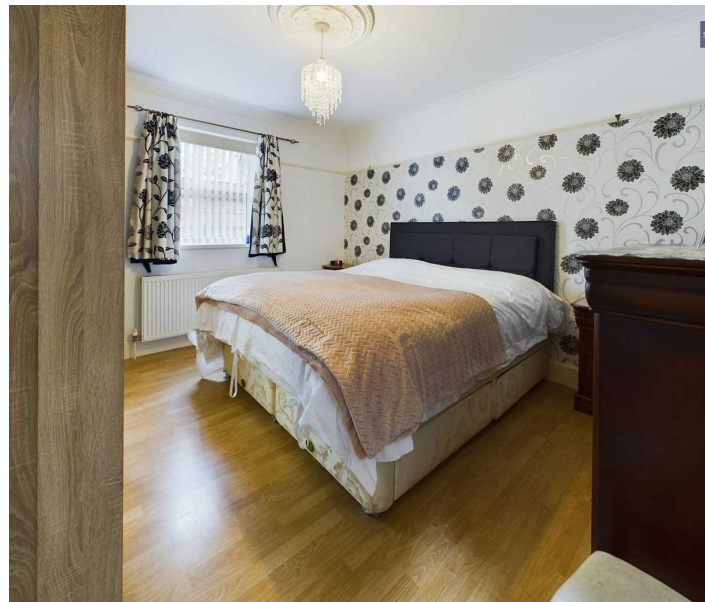
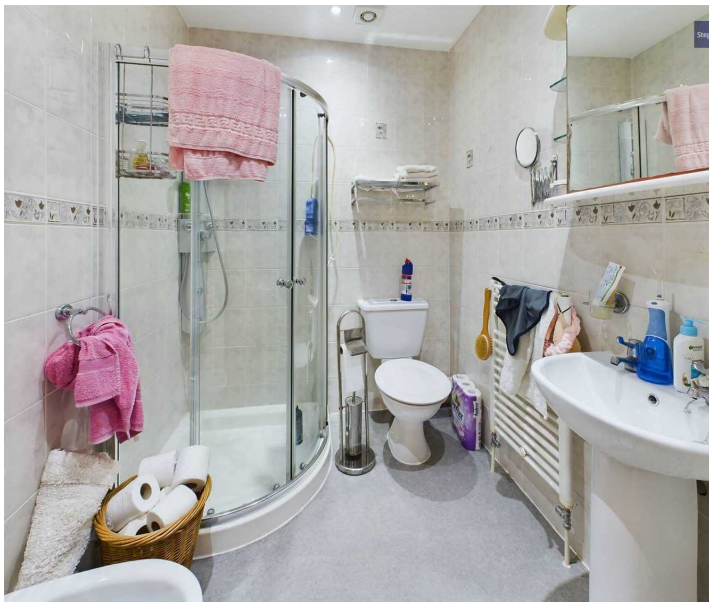
4' 10" x 8' 11" (1.47m x 2.73m)

**Bedroom 4**

14' 10" x 12' 2" (4.52m x 3.70m)

**Loft Room**

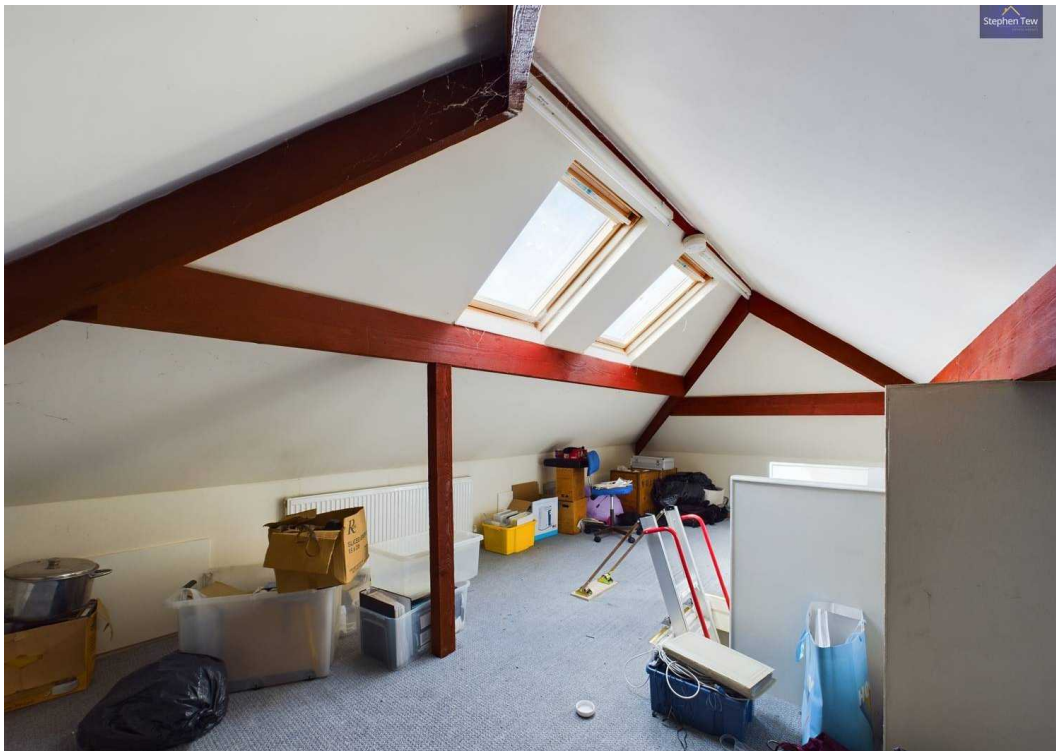
14' 5" x 24' 6" (4.40m x 7.48m)















#### **FRONT GARDEN**

Off Road Parking for multiple cars to the front

#### **REAR GARDEN**

Private, enclosed well maintained garden to the rear with laid to lawn, patio area, greenhouse and a variety of fruit trees and home grown herb plants.

#### **GARAGE**

Single Garage

Integral garage with fitted worktops and storage units.

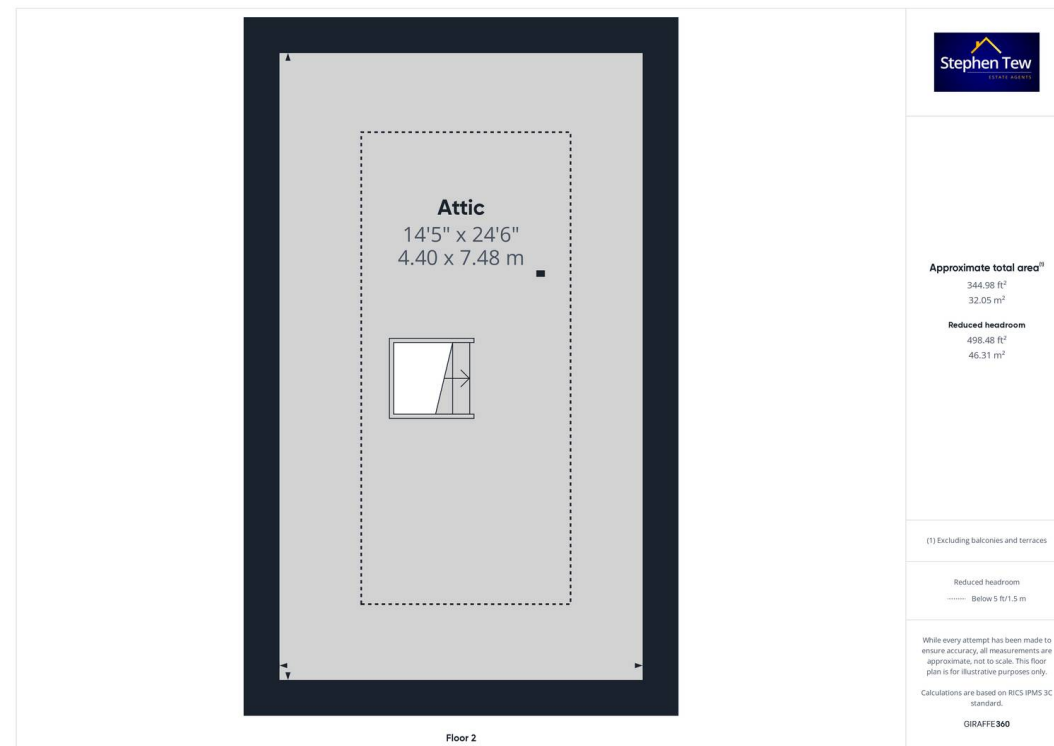
#### **OFF STREET**

4 Parking Spaces

Off road parking to the front for multiple cars.











## Stephen Tew Estate Agents

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