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**Athenry, 102 Queens Promenade**

Blackpool

Offers Over **£600,000**

# Athenry

102 Queens Promenade, Blackpool

Offered for sale is this exceptional 7 bedroom semi-detached house, a fully renovated family home immaculately restored to a high standard throughout. Situated in a prime location along the fantastic promenade, this property boasts uninterrupted sea views and convenient off-road parking for multiple vehicles. A unique feature of this residence is the annexe, located to the rear of the property, which includes a shower room, kitchen, lounge, and bedroom with fitted wardrobes, providing additional living space or guest accommodation.

Upon entering the property, you are greeted by an entrance vestibule leading to a hallway, lounge, and open plan second living room/kitchen equipped with integrated oven, microwave, dishwasher, and freestanding 5 ring gas cooker. The ground floor also comprises an office/study, ground floor WC, utility room, dining room with patio doors opening out to the garden, and a storage room. The first floor offers three double bedrooms, all with en-suites, with the master bedroom featuring a balcony with breathtaking sea views and bedroom 3 including a private dressing room space. Continuing to the second floor, there are three additional double bedrooms, one with an en-suite and one with an additional living space and a door connecting to the four-piece suite "Jack & Jill" bathroom.

Outside, the property provides off-road parking for multiple vehicles and an enclosed garden to the rear featuring an artificial lawn and side gate access. This delightful outdoor space offers a private retreat ideal for outdoor dining or relaxation. Don't miss the opportunity to make this exquisite property your new home and enjoy the luxury of seaside living in style.

Viewing is highly recommended to appreciate the incredible space this wonderful property has to offer.

Council Tax band: D

Tenure: Freehold





**Entrance Vestibule**  
3' 1" x 6' 8" (0.93m x 2.04m)

**Hallway**  
20' 4" x 8' 5" (6.20m x 2.57m)

**Lounge**  
20' 9" x 13' 0" (6.32m x 3.97m)

**Living Room**  
18' 10" x 12' 11" (5.75m x 3.93m)

**Kitchen**  
10' 2" x 14' 9" (3.09m x 4.50m)

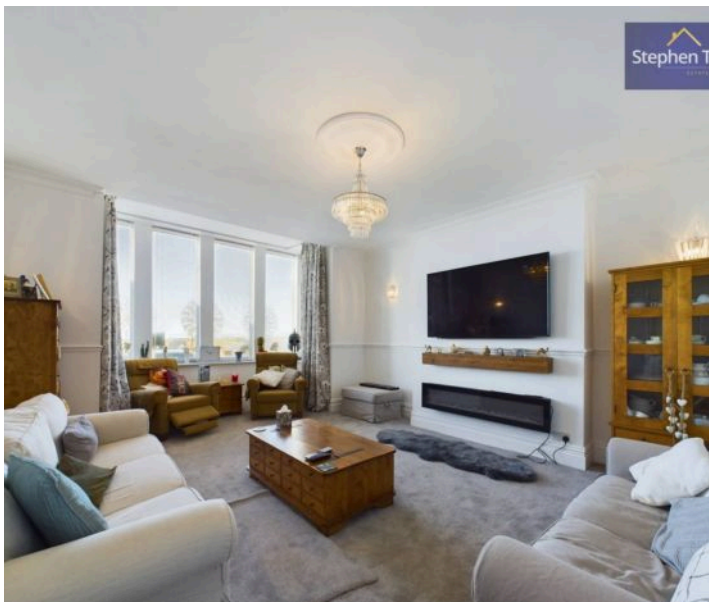
**Utility Room**  
11' 6" x 8' 5" (3.50m x 2.57m)

**Dining Room**  
14' 8" x 14' 10" (4.47m x 4.51m)

**Office**  
13' 7" x 10' 4" (4.14m x 3.15m)

**GF WC**  
7' 7" x 2' 9" (2.30m x 0.84m)

**Storage Room**  
8' 2" x 7' 10" (2.49m x 2.38m)





**Annex:**

**Bathroom**

6' 0" x 7' 6" (1.83m x 2.29m)

**Kitchen**

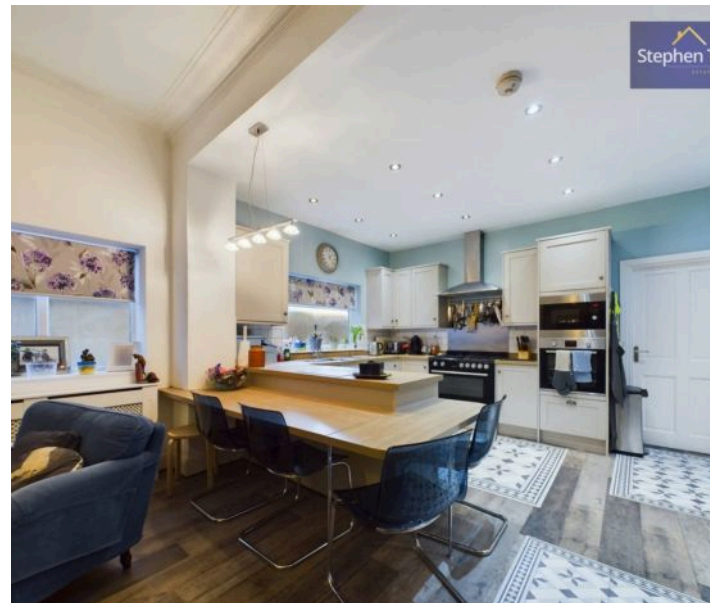
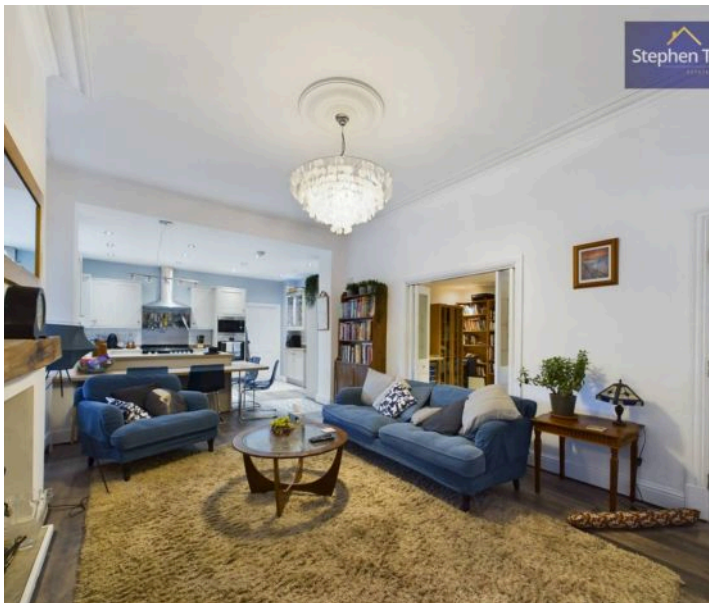
9' 9" x 7' 2" (2.98m x 2.18m)

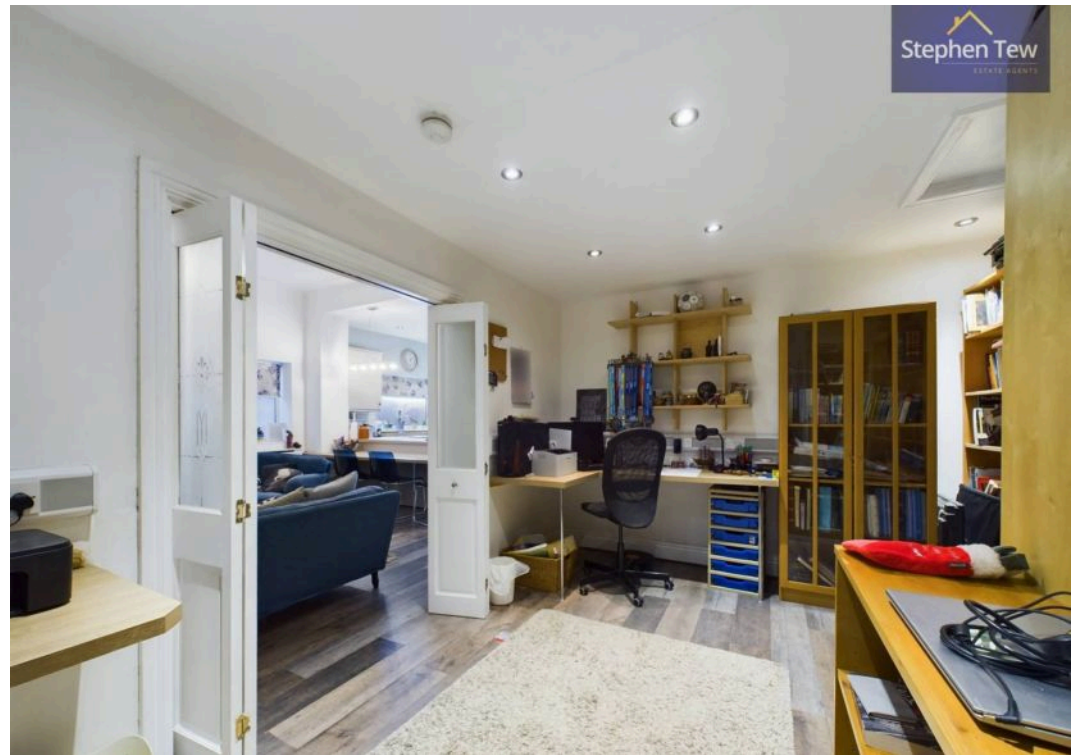
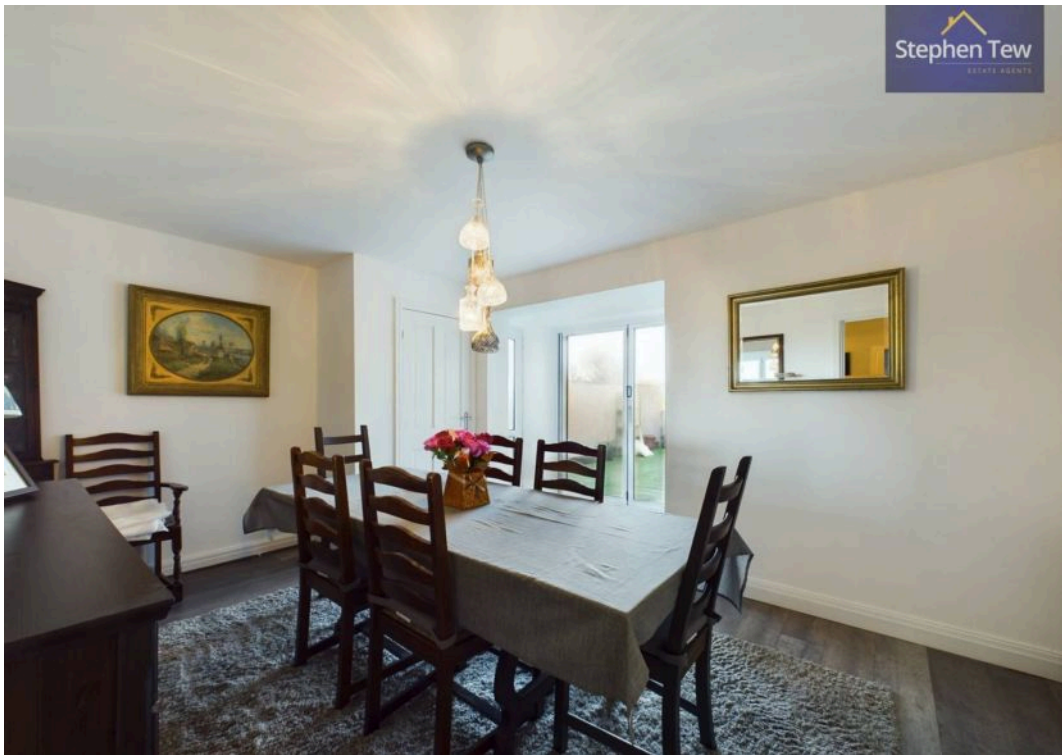
**Lounge**

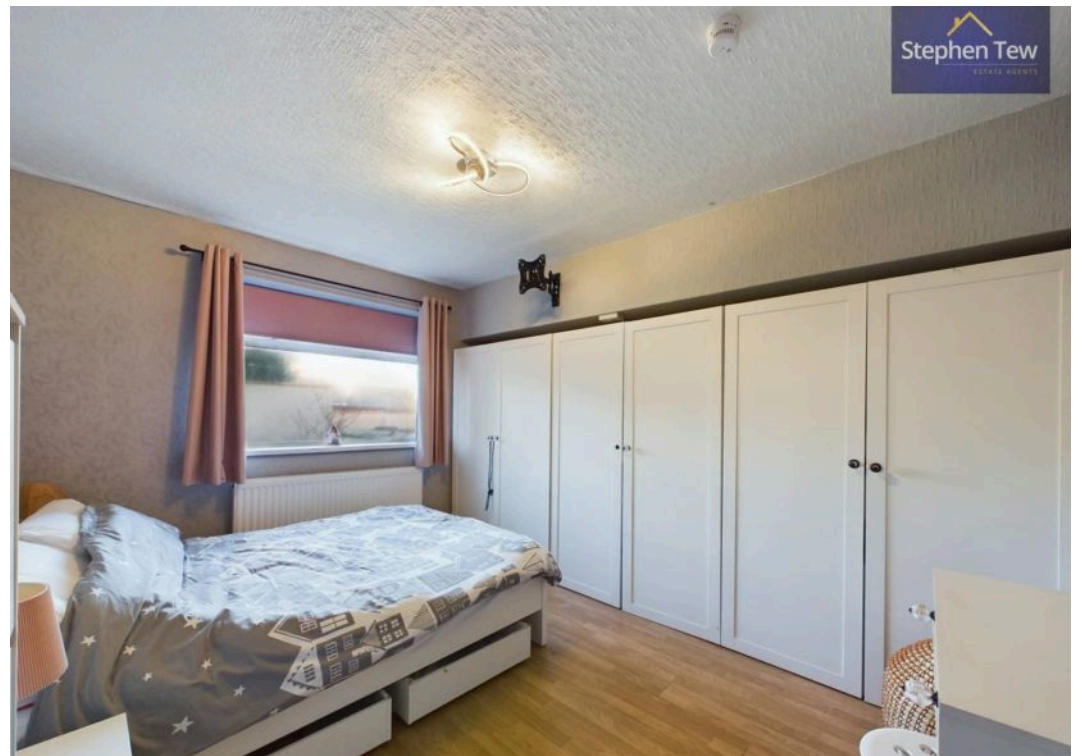
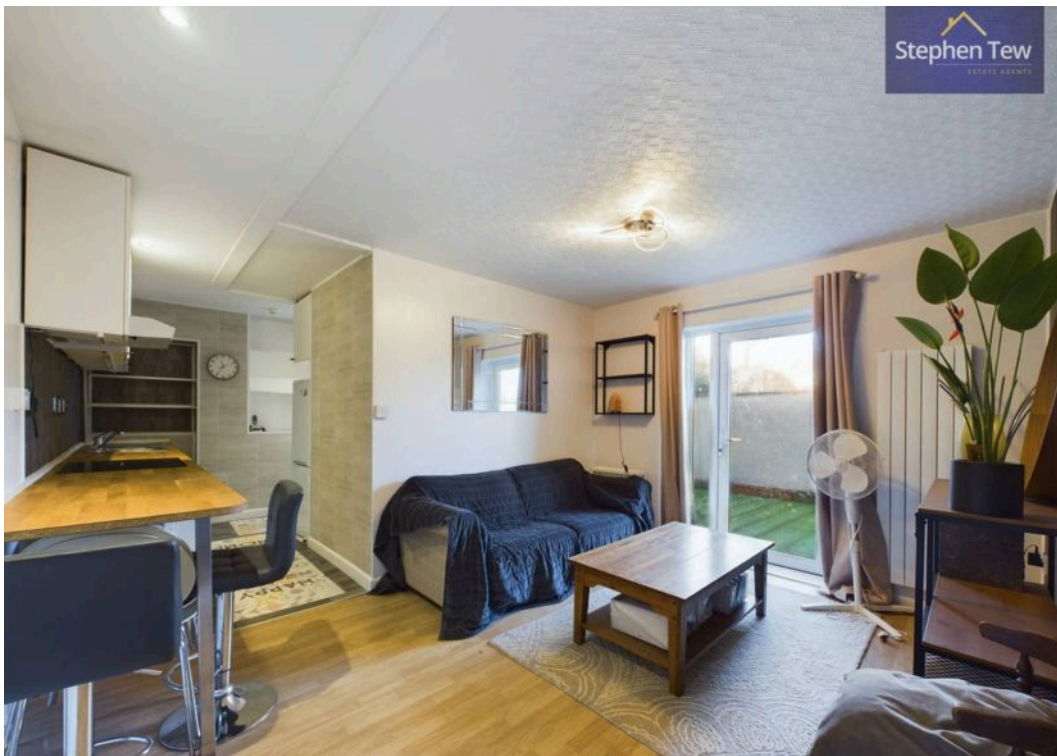
10' 5" x 13' 0" (3.18m x 3.97m)

**Bedroom**

8' 9" x 12' 2" (2.67m x 3.71m)









## 1st Floor Landing

### Bedroom 1

15' 10" x 14' 10" (4.82m x 4.52m)

### En-Suite Bathroom

11' 3" x 8' 4" (3.44m x 2.54m)

### Bedroom 2

18' 3" x 10' 11" (5.55m x 3.33m)

### En-Suite

9' 11" x 6' 5" (3.02m x 1.95m)

### Bedroom 3

18' 4" x 14' 9" (5.60m x 4.49m)

### Dressing Room

8' 10" x 8' 6" (2.70m x 2.59m)

### En-Suite Bathroom

9' 4" x 8' 1" (2.84m x 2.46m)

## 2nd Floor Landing

### Bedroom 4

14' 9" x 6' 9" (4.49m x 2.05m)

### Bedroom 4 - Living Area

17' 9" x 10' 4" (5.41m x 3.16m)

### Bathroom

14' 10" x 6' 10" (4.52m x 2.08m)

### Bedroom 5

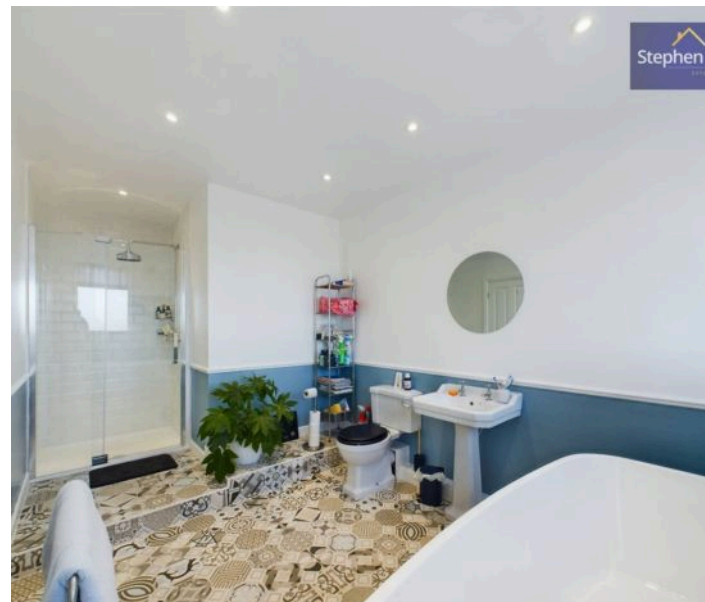
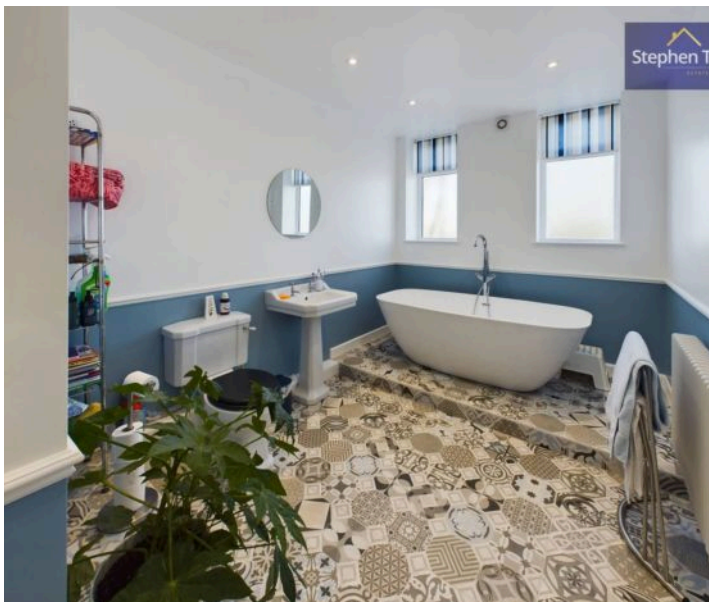
12' 1" x 13' 10" (3.69m x 4.21m)

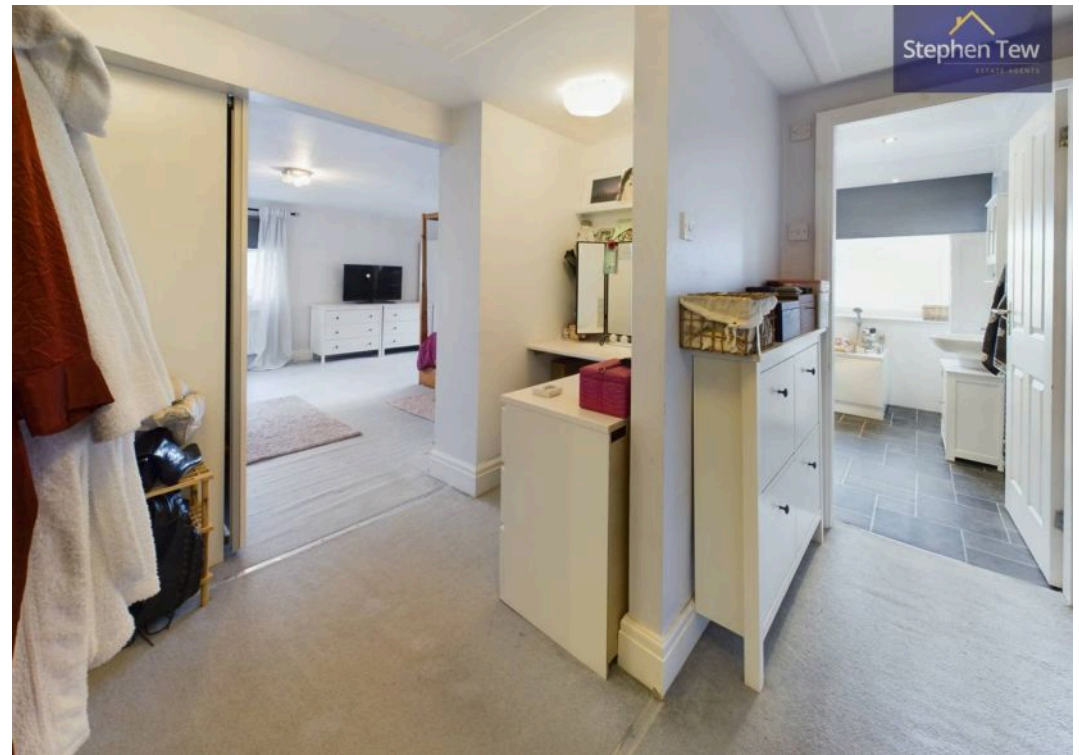
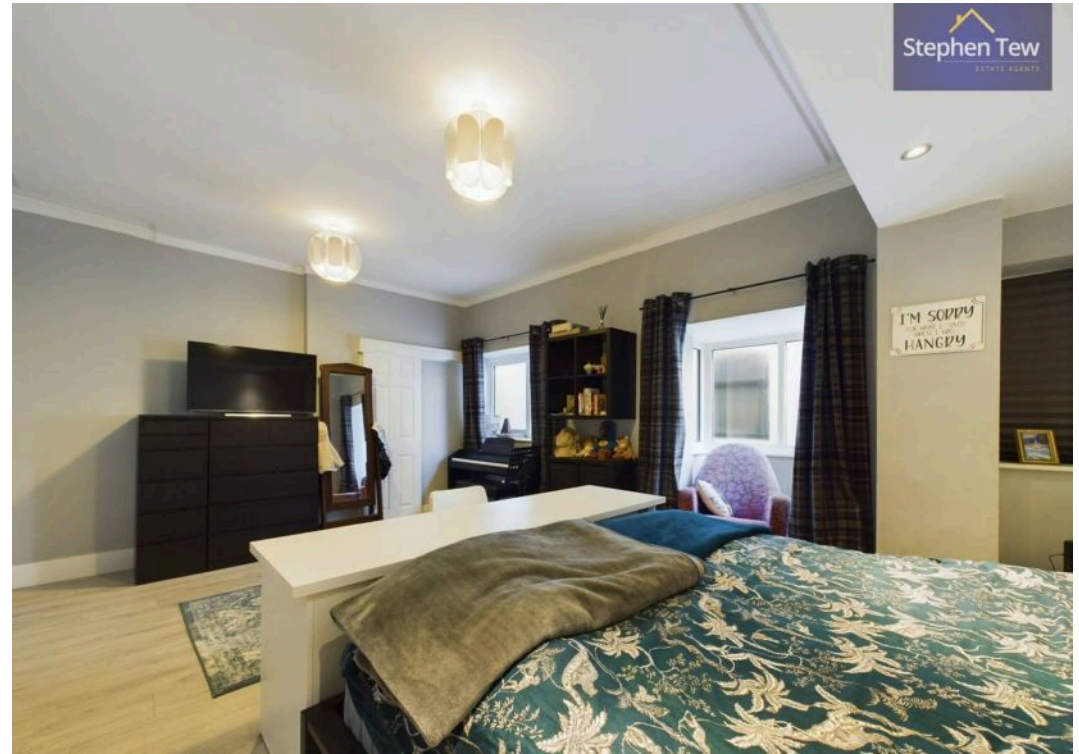
### En-Suite

4' 0" x 10' 6" (1.21m x 3.20m)

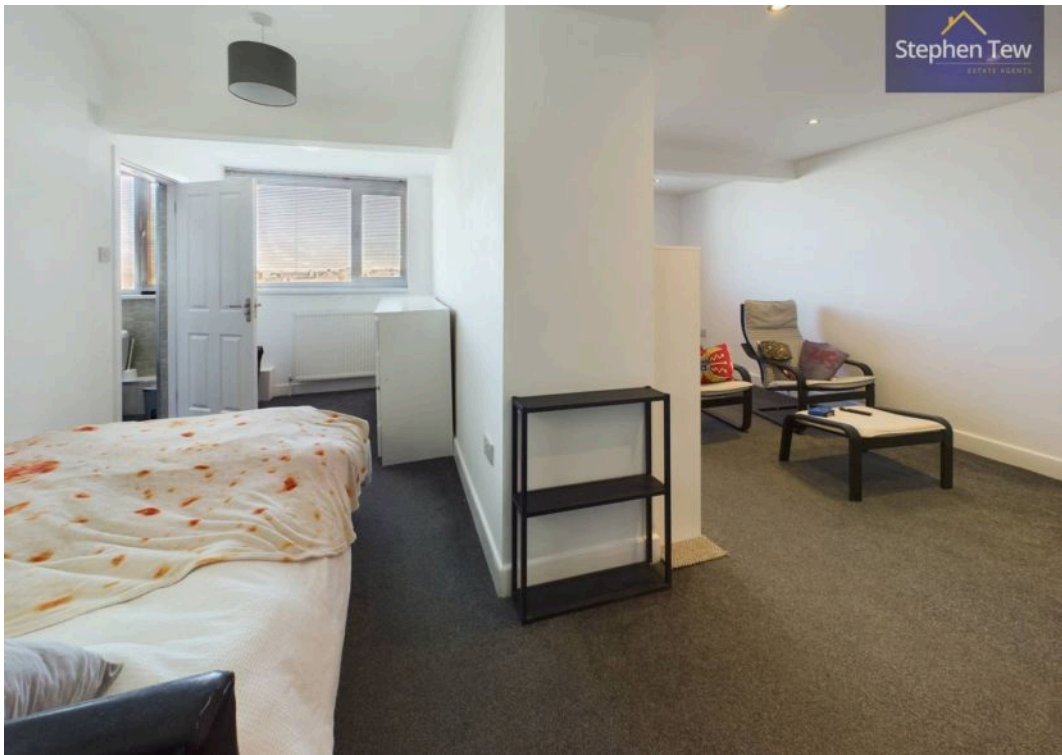
### Bedroom 6

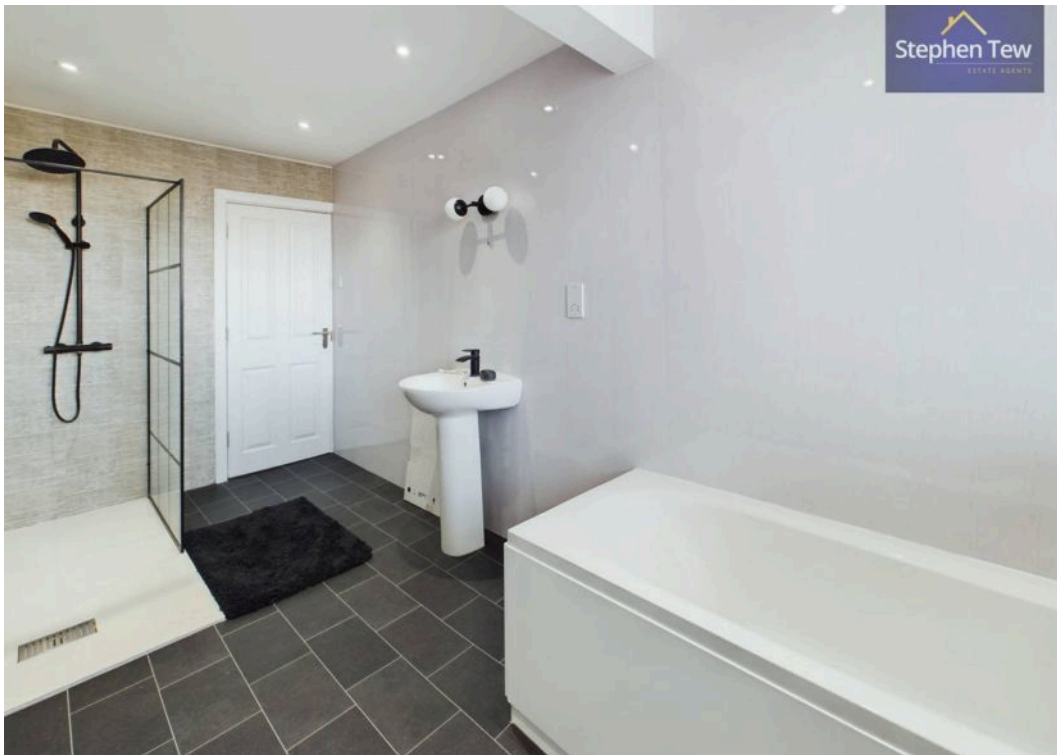
13' 7" x 9' 9" (4.13m x 2.98m)













## FRONT GARDEN

Off road parking for multiple vehicles

## REAR GARDEN

Enclosed garden to the rear with artificial lawn and side gate access.

## Off street

4 Parking Spaces

- Fully Renovated 7 Bedroom Family Home - Lovingly Restored To A High Standard Throughout
- Uninterrupted Sea Views, Fantastic Promenade Location
- Off Road Parking For Multiple Vehicles
- Annex To The Rear Comprising; Shower Room, Kitchen, Lounge And Bedroom With Fitted Wardrobes
- Entrance Vestibule, Hallway, Lounge, Open Plan Second Living Room/Kitchen With Integrated Oven, Microwave, Dishwasher And Freestanding 5 Ring Gas Cooker
- Office/Study With Double Doors Leading Through To The Second Living Room, GF WC, Utility Room, Dining Room With Patio Doors Leading Out To The Garden And Storage Room
- 3 Double Bedrooms To The 1st Floor, All With En-Suites, The Master Bedroom Also Boasts A Balcony With Stunning Sea Views And Bedroom 3 Features A Private Dressing Room Space
- 3 Further Double Bedrooms To The 2nd Floor, 1 With En-Suite And 1 Boasting An Additional Living Space and Door Connecting To The 4 Piece Suite "Jack & Jill" Bathroom









## Stephen Tew Estate Agents

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