



54 Gosforth Road, Blackpool

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Offers Over **£250,000**

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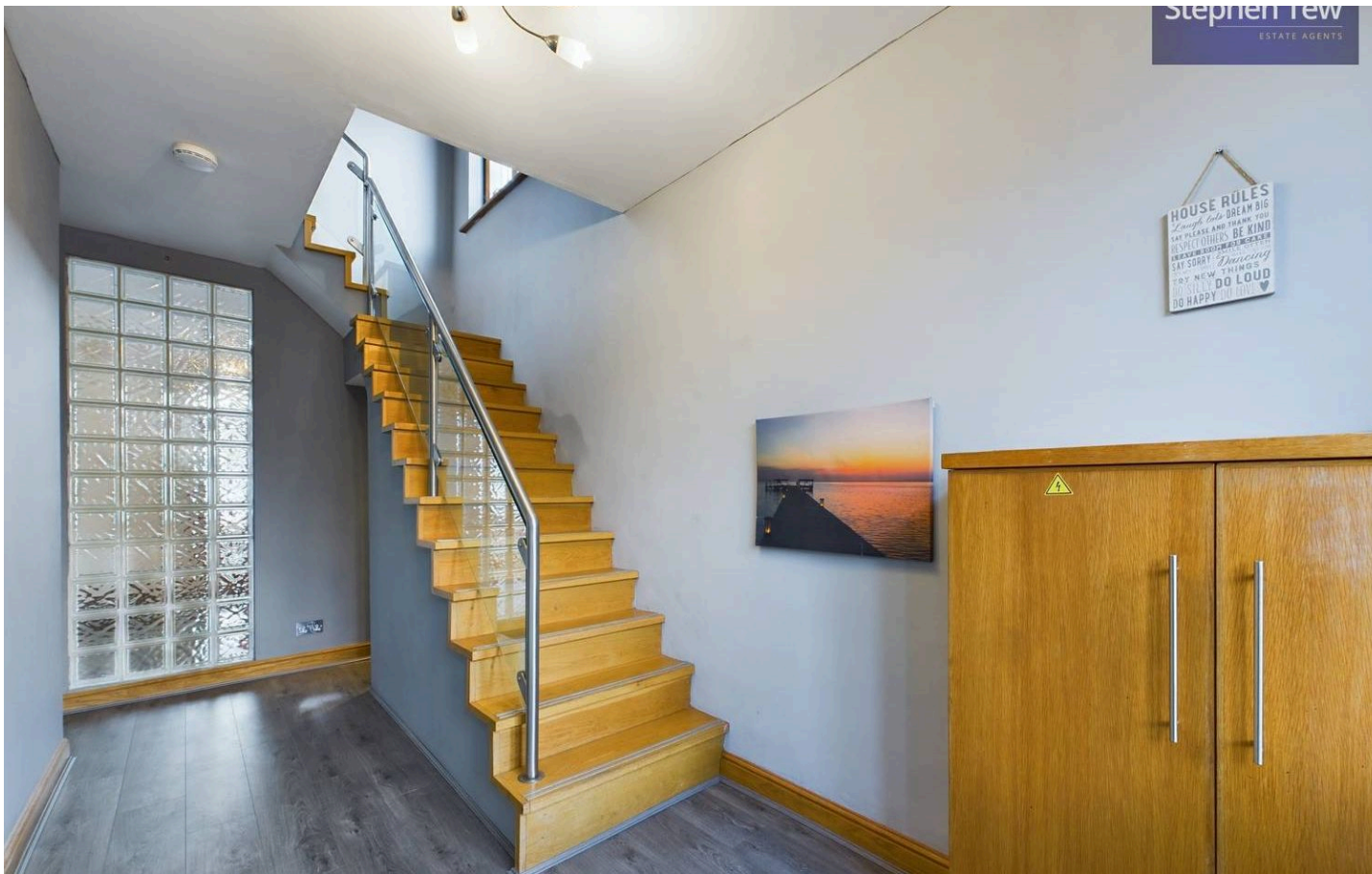
This elegant 3-bedroom semi-detached house presents an ideal family home situated in a coveted location mere moments from the Promenade, North Shore Golf Course, and reputable local schools. Boasting a fully boarded and insulated loft room complete with a convenient pull-down ladder and Velux windows, this property offers versatile living space. The interior includes a hallway leading to an open-plan lounge/dining room adorned with stylish double doors that beckon toward a conservatory; kitchen equipped with integrated oven, grill, and SMEG 5-ring gas hob; as well as a ground floor shower room/WC. Additionally, the garage has been converted into a storage room with power and light, adding to the property's functional charm. Upstairs, three generous double bedrooms are complemented by a modern bathroom featuring a luxurious corner Jacuzzi bath and multi-function shower. The boiler, approximately 5 years old, is conveniently located in the loft, and it is noteworthy that water usage is not metered.

Outside, the property offers off-road parking for multiple cars to the front for ease of access. To the rear, a low-maintenance garden exudes tranquillity with its combination of flagstones and decking, providing an inviting space for relaxation or al fresco dining. An outhouse stands ready for additional storage needs, ensuring a clutter-free outdoor environment. With its practical features and closeness to essential amenities, this residence seamlessly blends comfort and convenience for a truly exceptional living experience. Don't miss the opportunity to make this property your own!

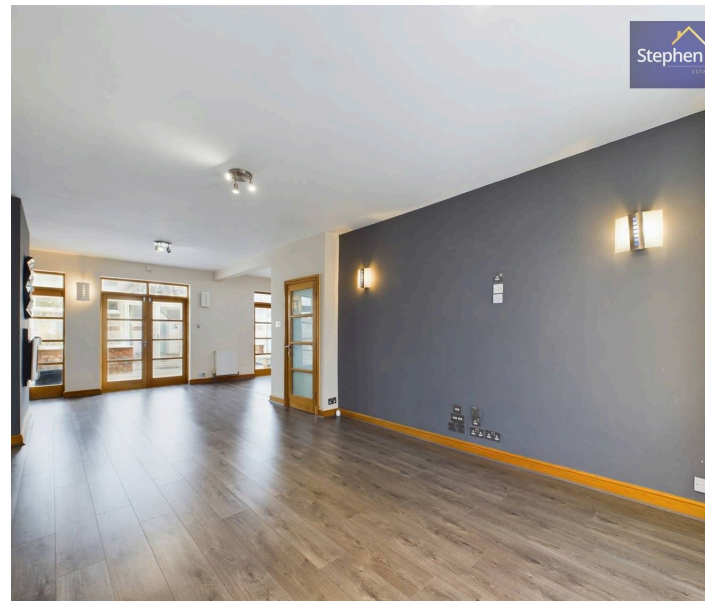
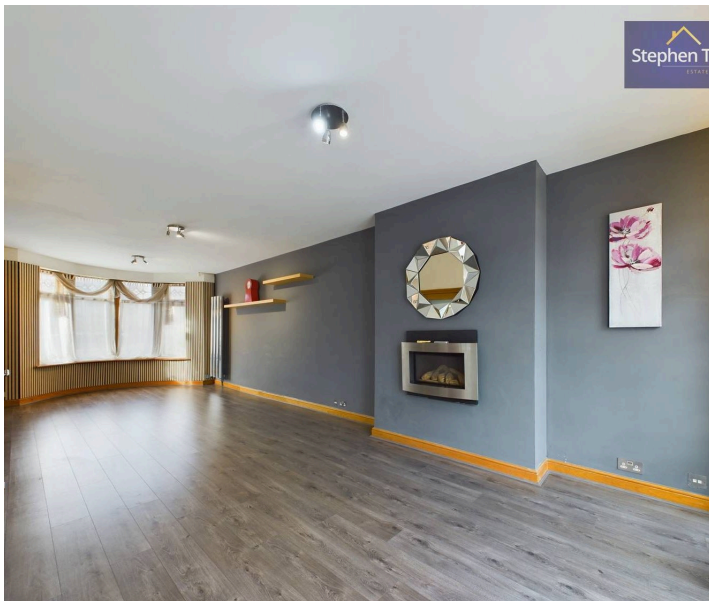
Council Tax band: D

Tenure: Freehold





- Spacious 3 Family Home In A Fantastic Location Within Close Proximity To The Promenade, North Shore Golf Course And Local Schools
- Fully Boarded And Insulated Loft Room With Pull Down Ladder And Velux Windows
- No Onward Chain
- Hallway, Open Plan Lounge/Dining Room With Two Double Doors Leading To The Conservatory With Patio Doors Opening Up To The Garden, Kitchen With Integrated Oven, Grill, SMEG 5 Ring Gas Hob
- GF Shower Room/WC, Garage Converted Into Storage Room With Power And Light
- 3 Double Bedrooms, 4 Piece Suite Modern Bathroom With Corner Jacuzzi Bath And Multi-Function Shower
- Boiler is c. 5 Years Old, Located In The Loft, Water Is Not On A Meter





Hallway
16' 5" x 7' 0" (5.01m x 2.13m)

Lounge/Dining Room
30' 1" x 12' 1" (9.18m x 3.68m)

Kitchen
8' 1" x 16' 8" (2.46m x 5.09m)

Conservatory
11' 6" x 18' 11" (3.50m x 5.77m)

Shower Room
2' 6" x 7' 9" (0.75m x 2.37m)

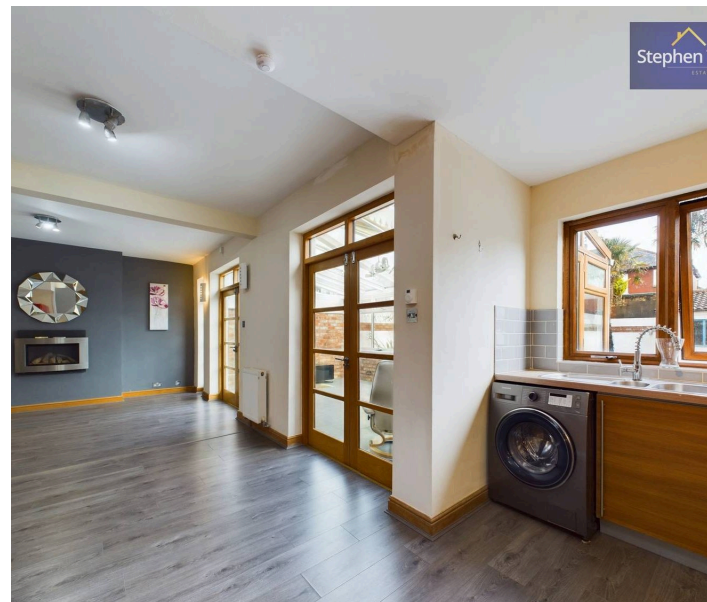
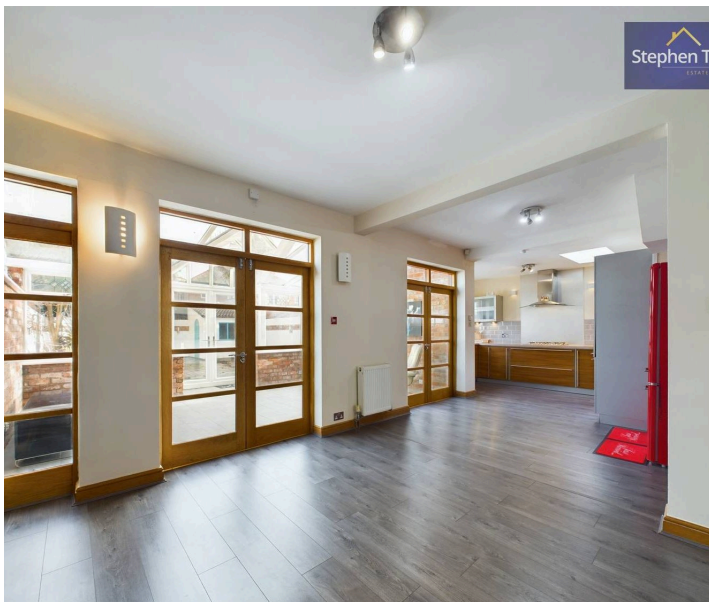
Landing
8' 4" x 4' 4" (2.54m x 1.31m)

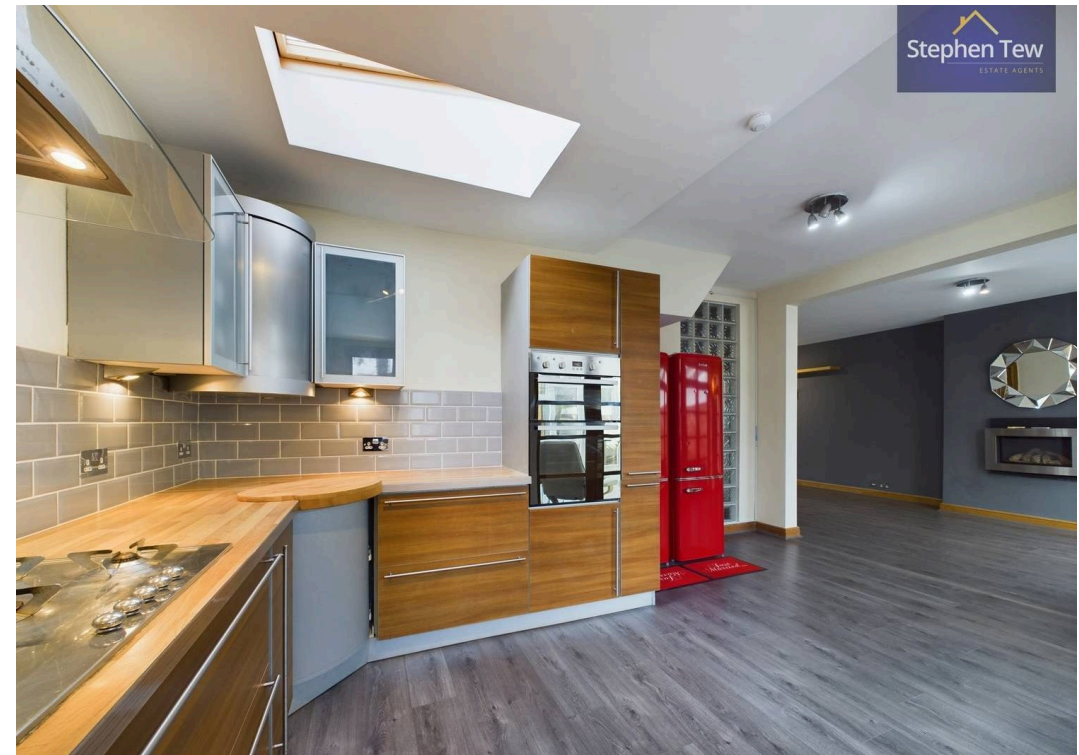
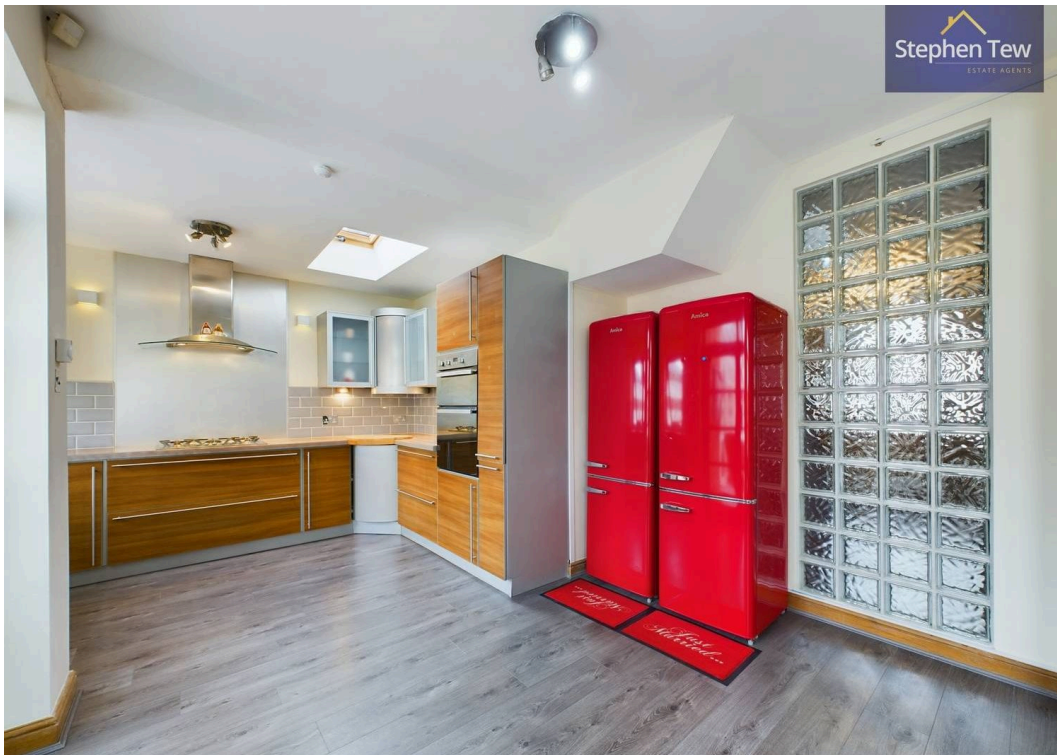
Bedroom 1
15' 11" x 11' 1" (4.85m x 3.37m)

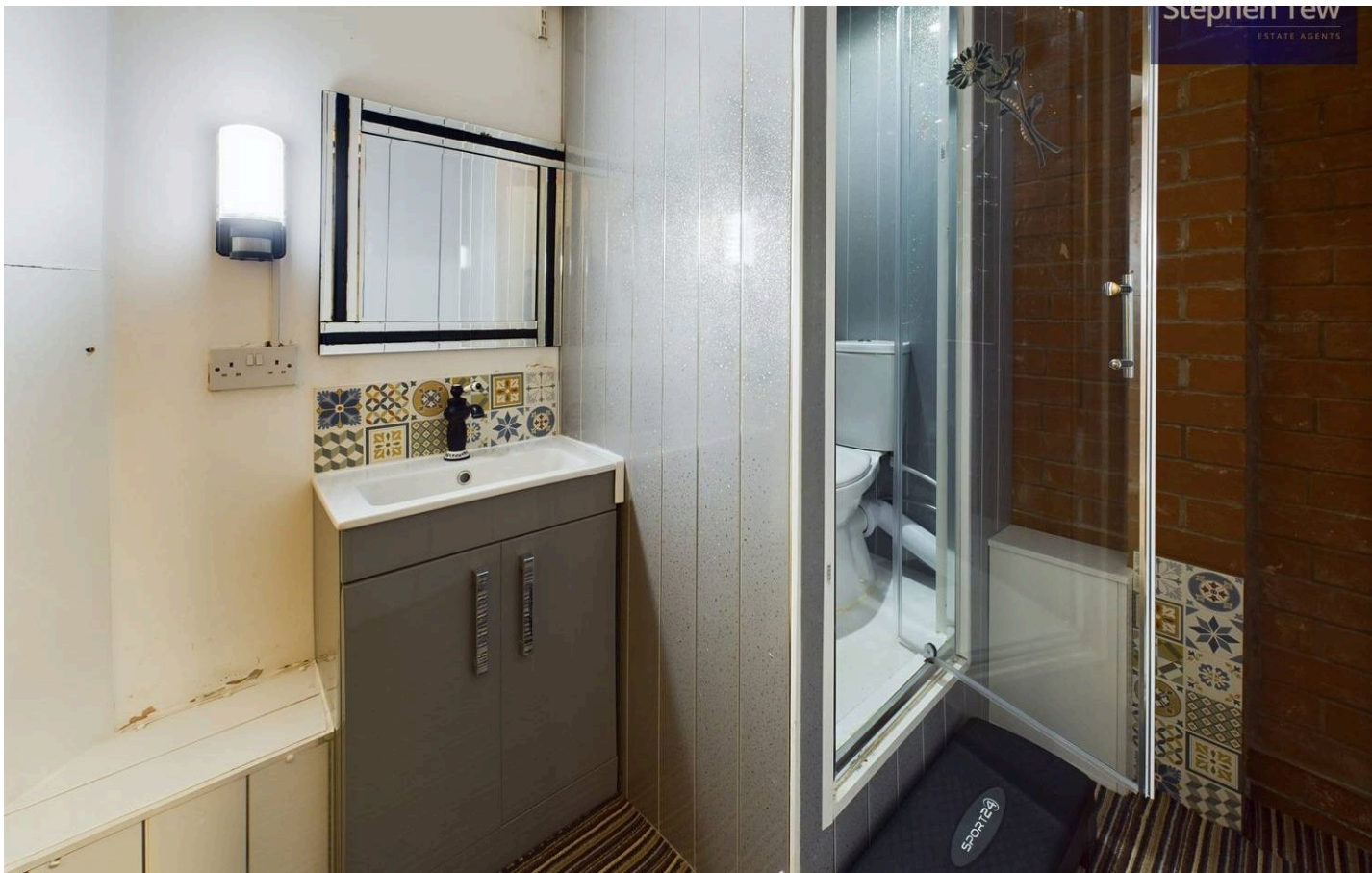
Bedroom 2
13' 9" x 11' 1" (4.19m x 3.38m)

Bedroom 3
9' 2" x 8' 0" (2.79m x 2.45m)

Bathroom
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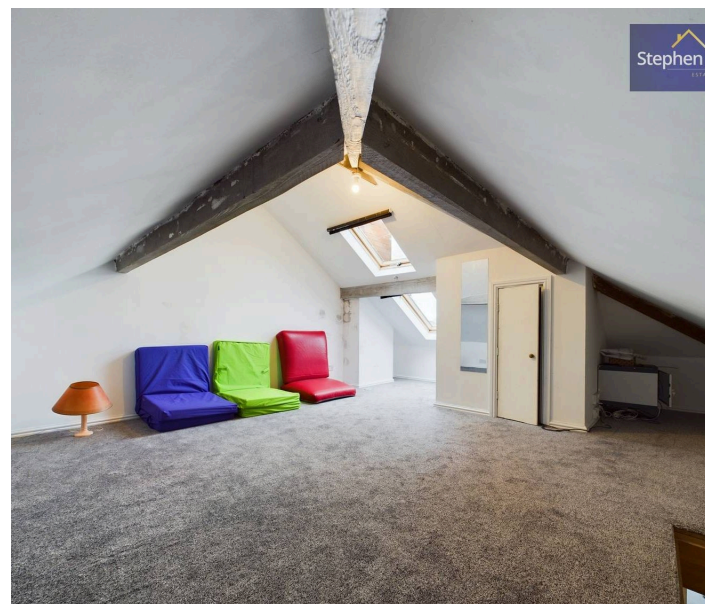
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FRONT GARDEN

Off road parking to the front

REAR GARDEN

Low maintenance garden to the rear with flagstones and decking. Access to an outhouse for storage.

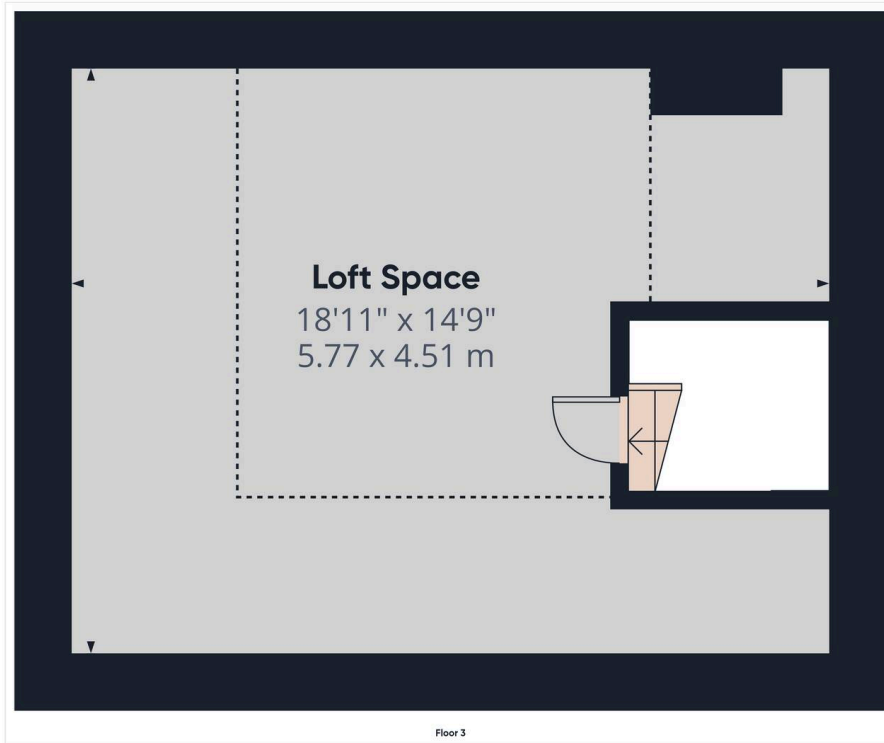
OFF STREET

2 Parking Spaces

Off road parking to the front







Approximate total area⁽¹⁾
252.52 ft²
23.46 m²

Reduced headroom
143.94 ft²
13.37 m²

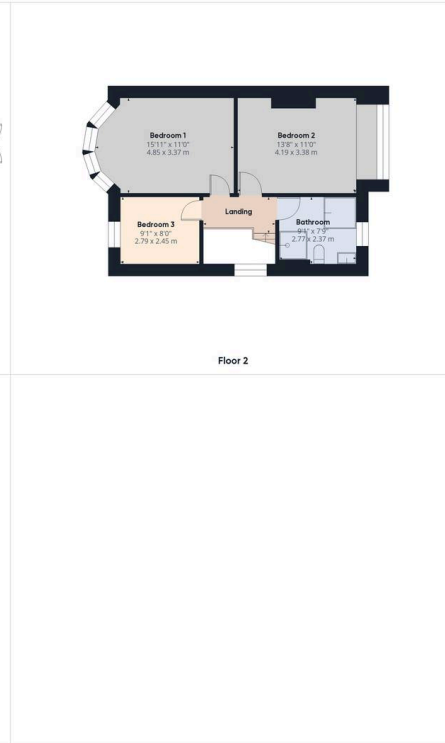
(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Approximate total area⁽¹⁾
1777.24 ft²
165.11 m²

Reduced headroom
143.94 ft²
13.37 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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