



**12 Penrose Avenue, Blackpool**

Blackpool

Offers Over **£160,000**



# 12 Penrose Avenue

## Blackpool

This impressive 3-bedroom end of terrace house is nestled in a popular residential location, offering easy access to schools, shops, and amenities. The property boasts a recently renovated kitchen, upgraded in 2022, complete with integrated appliances including a fridge, freezer, and electric oven. The bathroom was also renovated in 2023, featuring a modern walk-in shower. The ground floor comprises a welcoming hallway, a cosy lounge, and an open-plan kitchen/dining room with bi-folding doors that seamlessly open up to the garden. Upstairs, there are three bedrooms, two of which offer built-in wardrobe space, alongside the modern bathroom. The property is further enhanced by its corner plot positioning, a garage with an electric up-and-over door, and off-road parking. Recent updates include new carpets and freshly plastered walls, making this home truly move-in ready.

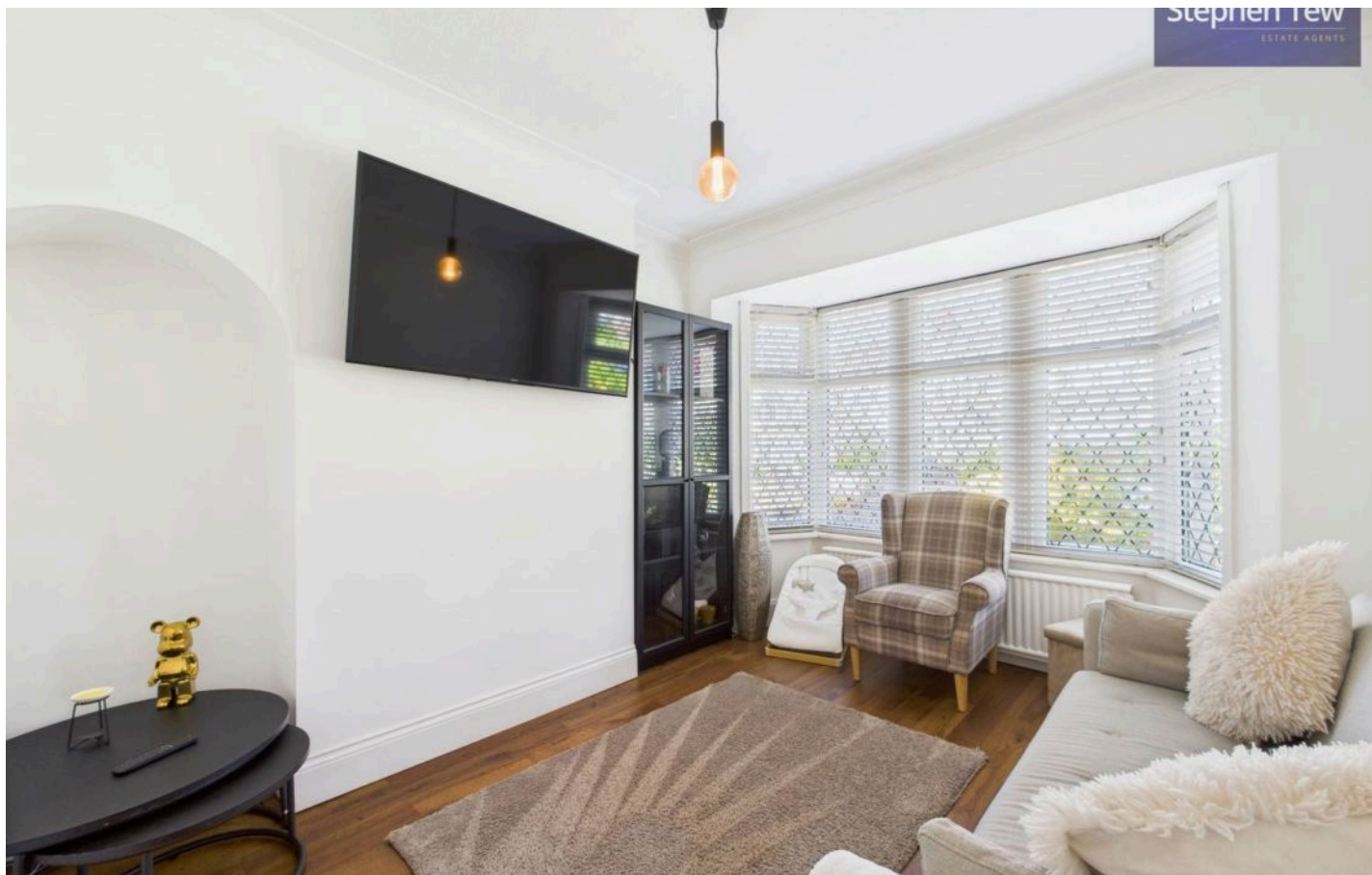
Stepping outside, the property continues to impress with a corner plot garden that wraps around the house, providing ample space for outdoor activities and relaxation. The garden features a lawn, shrub borders, and composite decking, perfect for al fresco dining or enjoying the fresh air. The property also benefits from off-road parking and access to the garage, ensuring convenience and security for homeowners.

Council Tax band: A

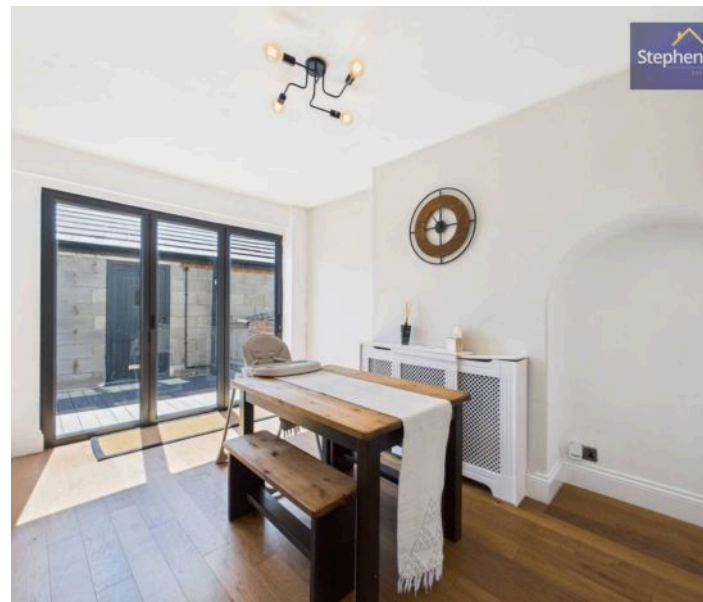
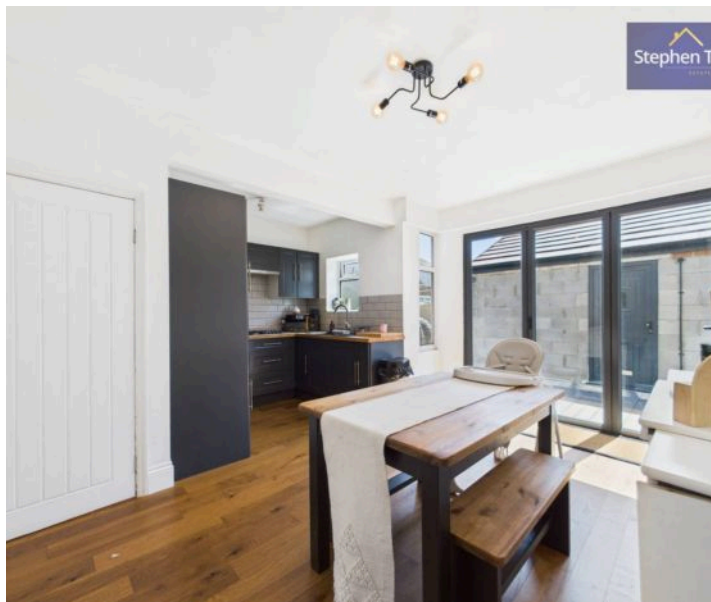
Tenure: Freehold







- 3 Bedroom End Terrace House
- Popular Residential Location Within Close Proximity To Schools, Shops And Amenities
- Kitchen Renovated In 2022 With Integrated Fridge, Freezer And Electric Oven
- Bathroom Recently Renovated In 2023 Boasting Walk-in Shower
- Hallway, Lounge, Open Plan Kitchen/Dining Room With Bi-folding Doors Opening Up To The Garden
- 3 Bedrooms, 2 Of Which Boast Built In Wardrobe Space, Modern Bathroom
- Corner Plot, Garage With Electric Up And Over Door, Off Road Parking
- Carpets Replaced, Freshly Plastered, Boarded Loft Space





### Hallway

13' 4" x 5' 7" (4.07m x 1.70m)

### Lounge

12' 7" x 8' 10" (3.83m x 2.69m)

### Kitchen/Dining Room

13' 10" x 15' 1" (4.21m x 4.60m)

### Landing

6' 8" x 2' 6" (2.04m x 0.77m)

### Bedroom 1

12' 6" x 9' 11" (3.82m x 3.03m)

### Bedroom 2

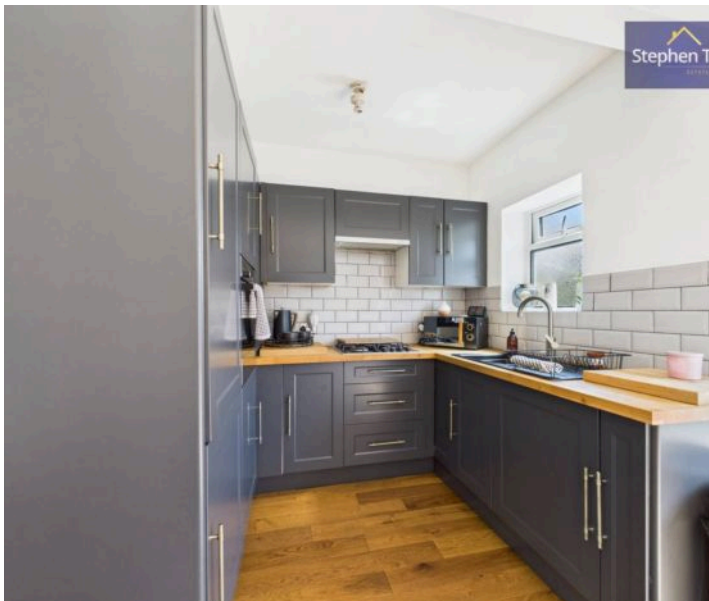
13' 4" x 9' 6" (4.06m x 2.90m)

### Bedroom 3

7' 0" x 6' 2" (2.14m x 1.88m)

### Bathroom

7' 9" x 6' 6" (2.35m x 1.98m)







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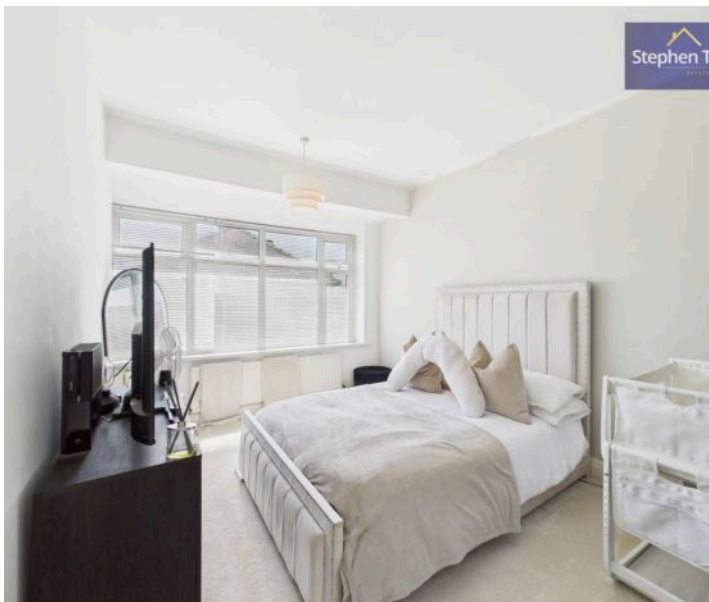
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## FRONT GARDEN

## REAR GARDEN

Corner plot wrap around garden with laid to lawn, shrub borders, composite decking, off road parking and access to the garage.

## GARAGE

Single Garage

## OFF STREET

2 Parking Spaces

Secure gated off road parking





Floor 1 Building 1



Approximate total area<sup>(1)</sup>  
380 ft<sup>2</sup>  
35.4 m<sup>2</sup>

(1) Excluding balconies and terraces

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

Calculations are based on RICS SPMS 3C standard.

DISAFLY 360



Floor 2 Building 1



Approximate total area<sup>(1)</sup>  
360 ft<sup>2</sup>  
33.6 m<sup>2</sup>

(1) Excluding balconies and terraces

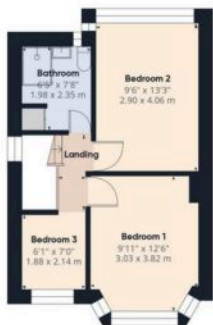
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DISAFLY 360



Floor 1 Building 1



Floor 2 Building 1



Approximate total area<sup>(1)</sup>  
740 ft<sup>2</sup>  
69 m<sup>2</sup>

(1) Excluding balconies and terraces

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DISAFL360



Floor 1 Building 2



Approximate total area<sup>(1)</sup>  
208 ft<sup>2</sup>  
19.3 m<sup>2</sup>

(1) Excluding balconies and terraces

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