



23 Coniston Road, Blackpool

Blackpool

Offers Over £300,000

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Nestled within a sought-after residential location, this spacious semi-detached 5 bedroom family home offers a perfect blend of comfort and convenience. Boasting a charming interior, this property welcomes you with an entrance vestibule leading to a hallway, elegantly designed lounge with a beautiful bay window and stained glass windows framing the feature fireplace. The dining room boasts stained glass double doors opening out to the enclosed garden, while the well-appointed kitchen features integrated appliances including a dishwasher and fridge, complemented by a separate utility room for added functionality.

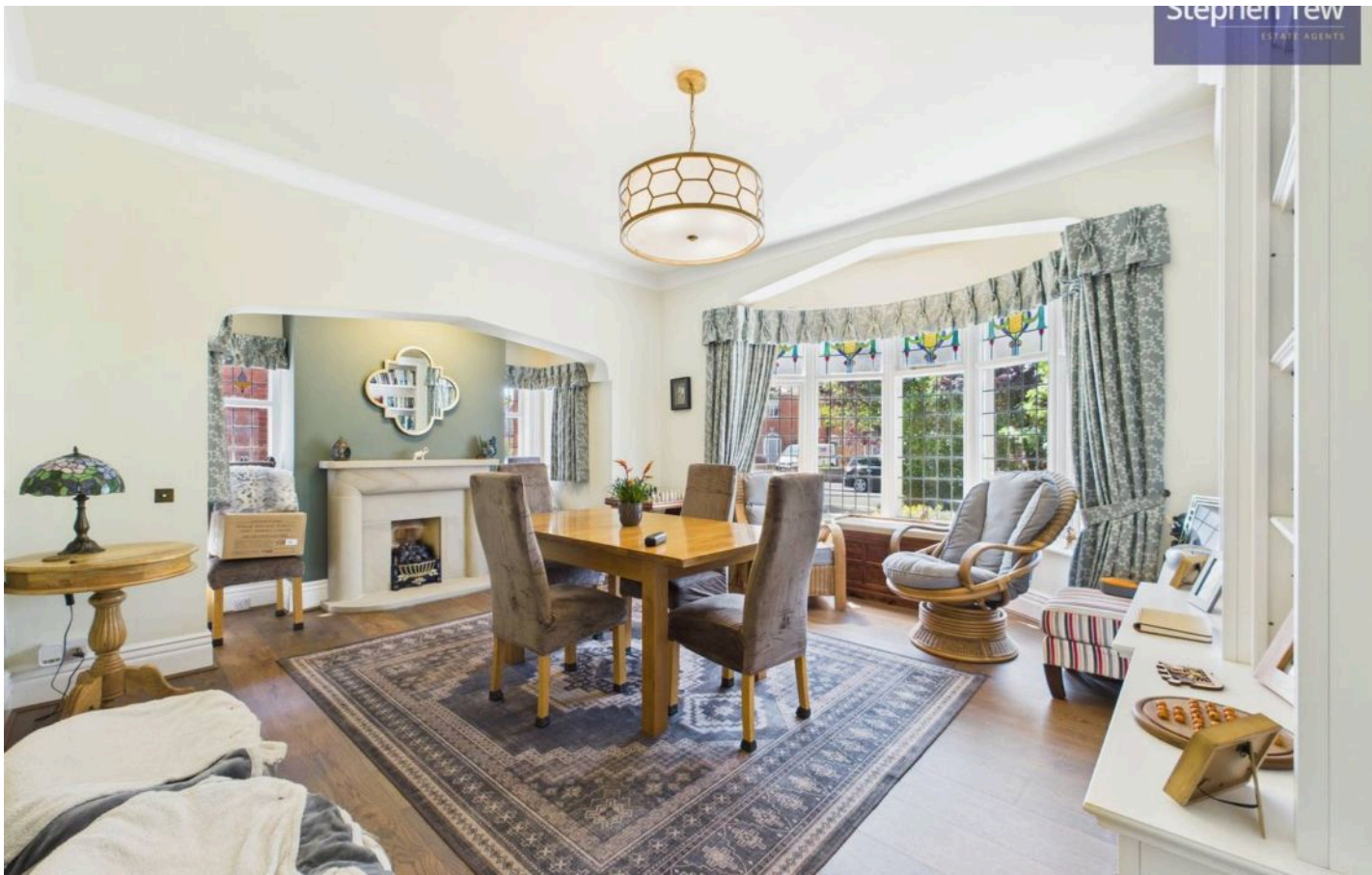
The first floor accommodates three bedrooms, with the master bedroom further enhanced by a walk-in wardrobe space with wash basin, alongside a family bathroom and a separate WC for added convenience. Ascend to the second floor to discover two additional bedrooms, providing versatility and space for a growing family.

Outside, the property benefits from off-road parking to the front, while the rear garden offers a quiet retreat with a laid-to-lawn area, a paved patio perfect for al fresco dining, and brick storage sheds for all your outdoor storage needs. With proximity to local schools, shops, and transport links, this property presents a perfect opportunity to embrace family living in a desirable location. A must-see for those seeking a harmonious blend of comfort and practical living spaces.

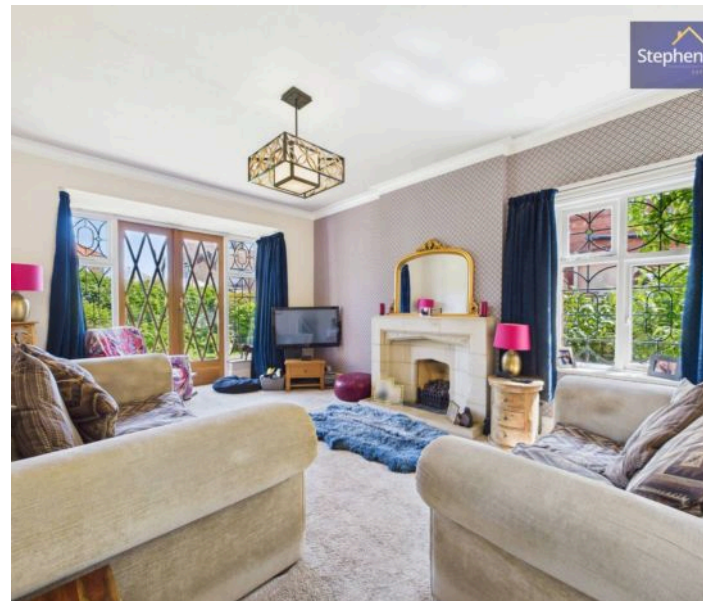
Council Tax band: D

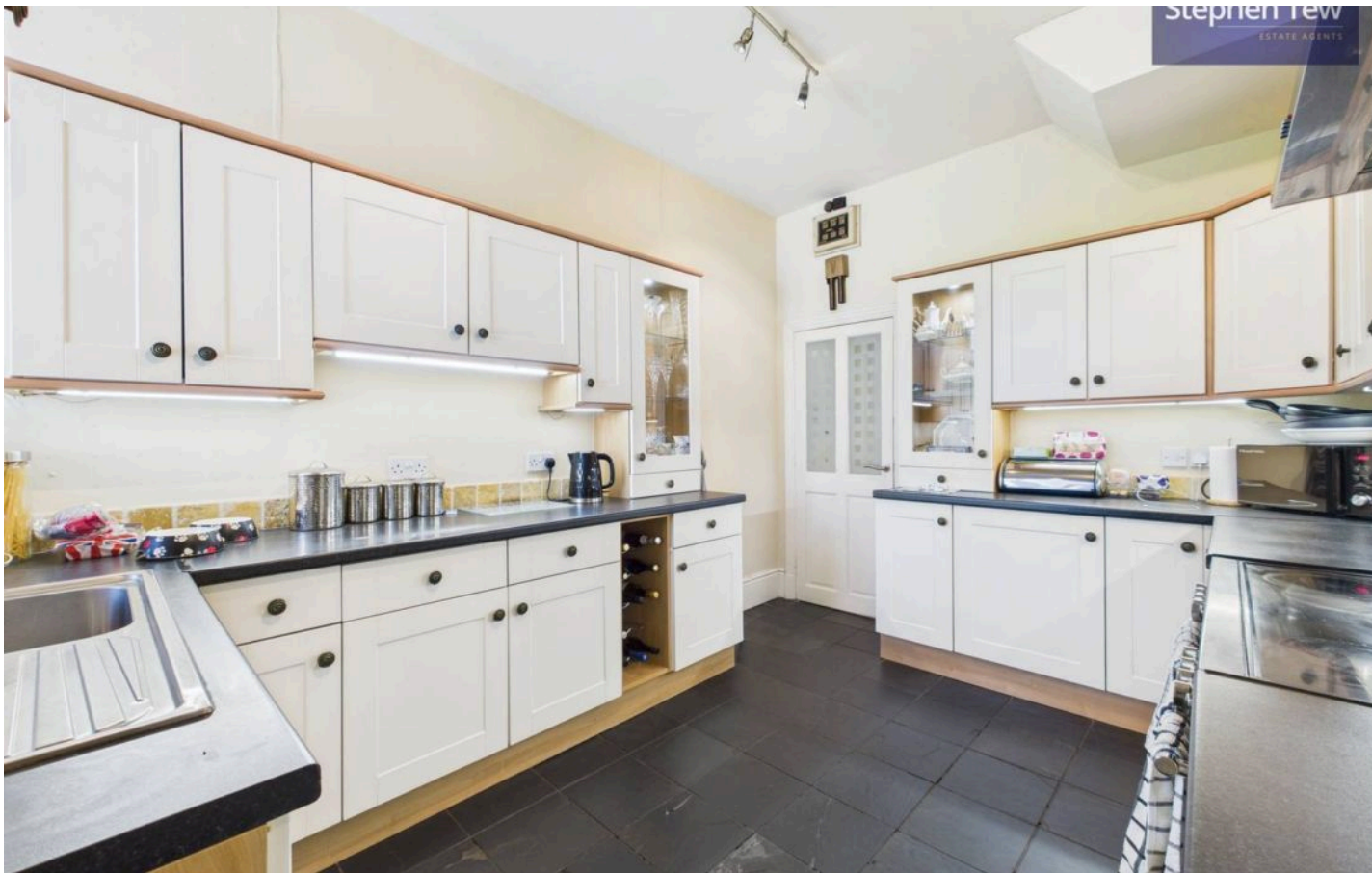
Tenure: Freehold





- Spacious Semi-Detached 5 Bedroom Family Home
- Popular Residential Location Within Close Proximity To Local Schools, Shops And Transport Links
- Off Road Parking, Enclosed Garden To The Rear
- Entrance Vestibule, Hallway, Lounge With Bay Window And Stained Glass Windows To The Side Of The Feature Fireplace
- Dining Room With Stained Glass Double Doors Leading Out To The Garden, Kitchen With Integrated Dishwasher And Fridge, Separate Utility Room
- 3 Bedrooms To The First Floor, With A Walk In Wardrobe Space To The Master, Family Bathroom And Separate WC
- 2 Bedrooms To The Second Floor





Entrance Vestibule

2' 11" x 7' 9" (0.90m x 2.35m)

Hallway

13' 8" x 7' 9" (4.17m x 2.36m)

Lounge

13' 4" x 18' 3" (4.06m x 5.56m)

Dining Room

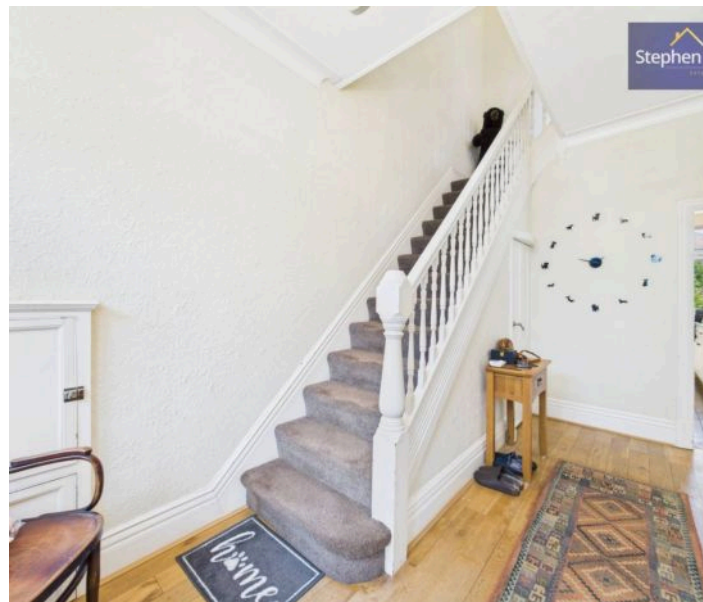
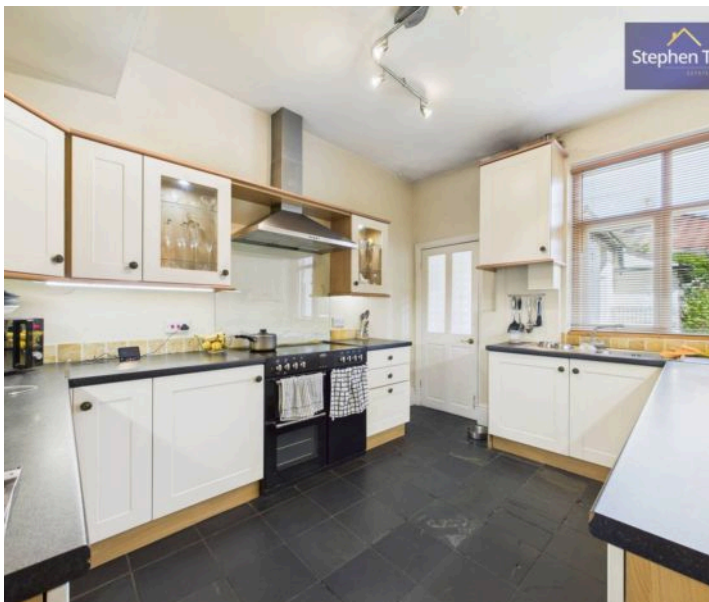
19' 3" x 12' 4" (5.86m x 3.75m)

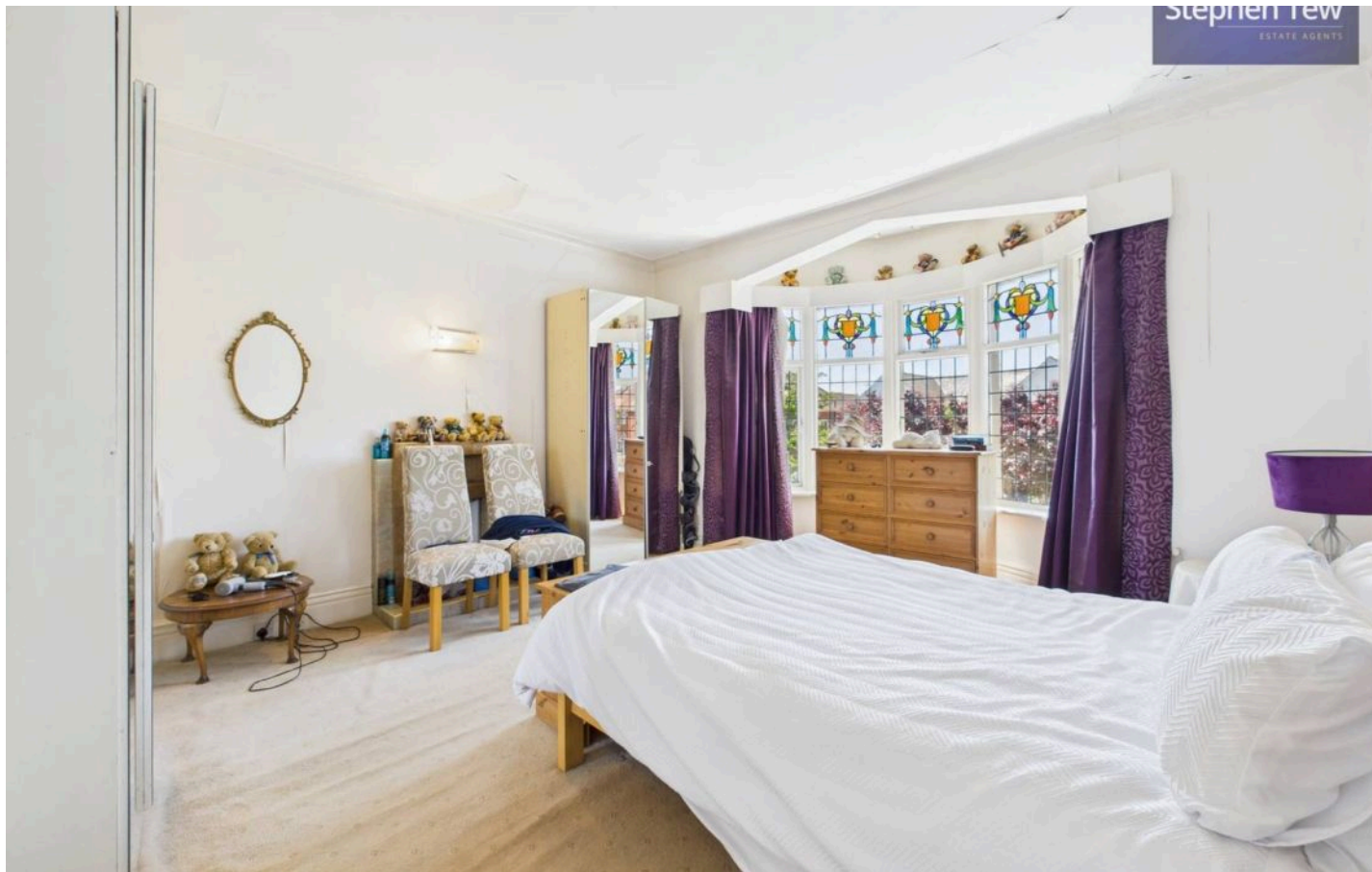
Kitchen

12' 10" x 9' 11" (3.90m x 3.01m)

Utility Room

6' 4" x 7' 0" (1.93m x 2.13m)





Landing

14' 5" x 6' 0" (4.39m x 1.82m)

Bedroom 1

13' 5" x 14' 5" (4.09m x 4.40m)

Bedroom 2

12' 0" x 12' 4" (3.67m x 3.75m)

Bedroom 3

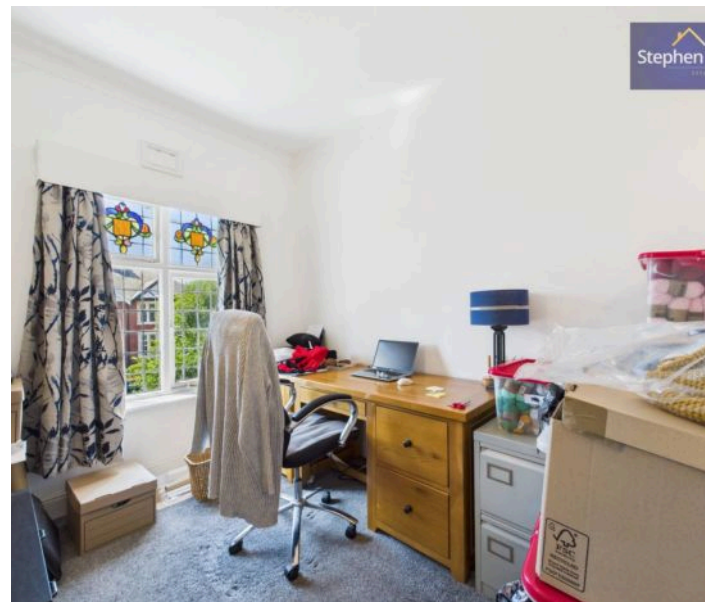
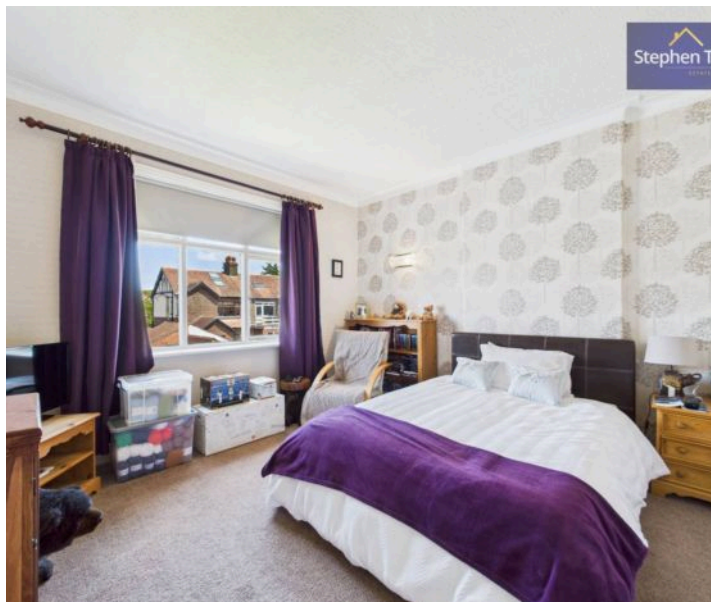
9' 11" x 7' 9" (3.02m x 2.35m)

Bathroom

9' 11" x 6' 6" (3.03m x 1.97m)

WC

5' 4" x 3' 1" (1.62m x 0.94m)





2nd Floor Landing
6' 3" x 14' 6" (1.90m x 4.42m)

Bedroom 4
14' 8" x 9' 11" (4.46m x 3.01m)

Bedroom 5
8' 10" x 12' 6" (2.69m x 3.82m)





FRONT GARDEN

Laid to lawn and shrub borders with off road parking

REAR GARDEN

Enclosed garden to the rear with laid to lawn, paved patio area and brick storage sheds.

DRIVEWAY

2 Parking Spaces





Floor 1

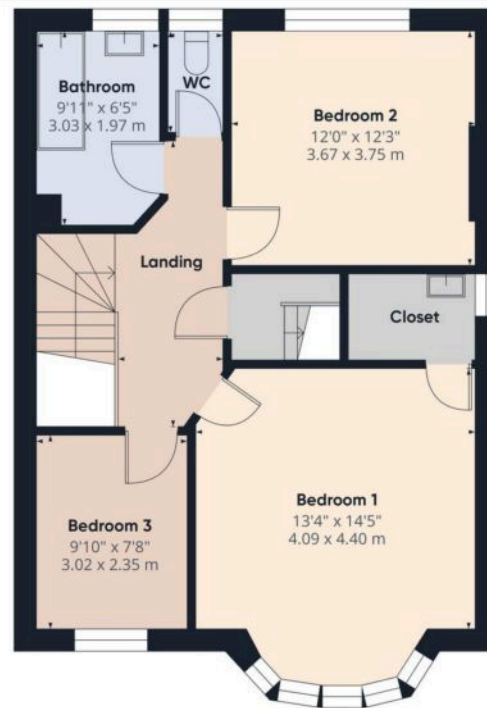


Approximate total area⁽¹⁾
827 ft²
76.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 2

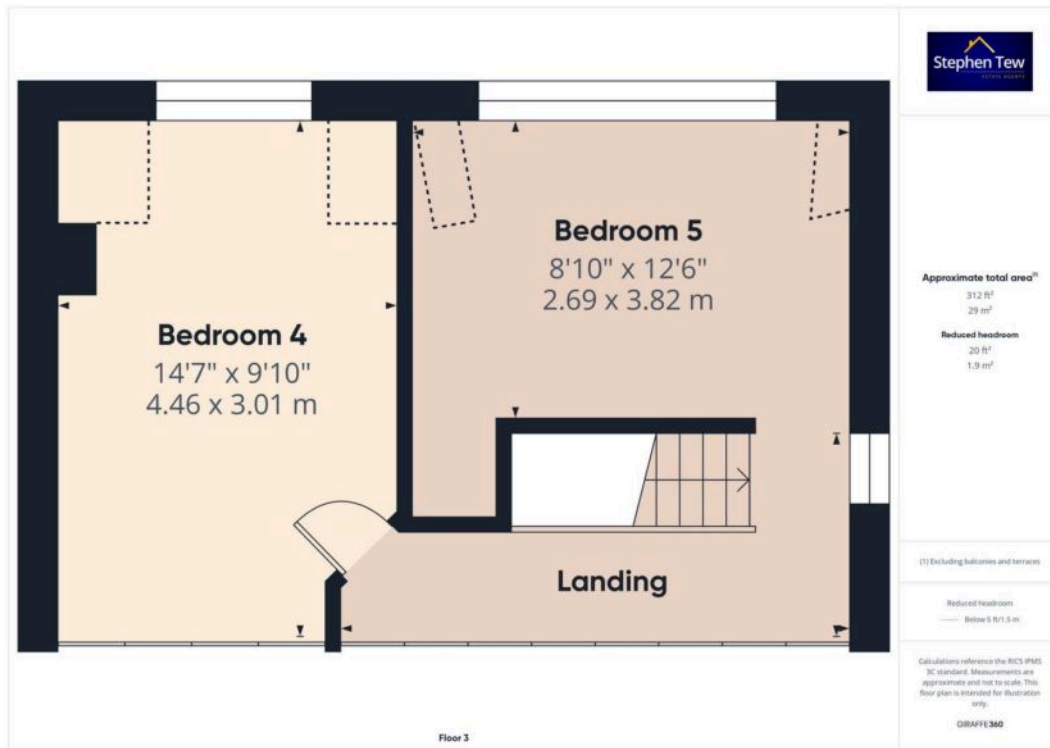


Approximate total area⁽¹⁾
641 ft²
59.5 m²

(1) Excluding balconies and terraces

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