

12 Harcourt Road, Blackpool

Blackpool

Offers Over £140,000



# 12 Harcourt Road

## Blackpool

Introducing this charming Semi Detached True Bungalow, positioned in a convenient location, offering a serene residential setting with easy access to amenities and transport links.

Upon arrival, you are greeted by a welcoming Side Entrance Vestibule, leading to a spacious Hallway that sets the tone for the rest of the property. The lounge exudes comfort and elegance, providing an ideal space for relaxation and entertainment. The heart of the home, the Modern Fitted Kitchen, renovated in 2025, boasts sleek design and functionality with integrated appliances that cater to the demands of modern living. The adjacent Conservatory invites an abundance of natural light, offering a tranquil space to unwind and enjoy views of the surrounding environment. The accommodation is completed by 2 well-appointed bedrooms and a contemporary bathroom with a luxurious walk-in shower, ensuring comfort and convenience for the residents.

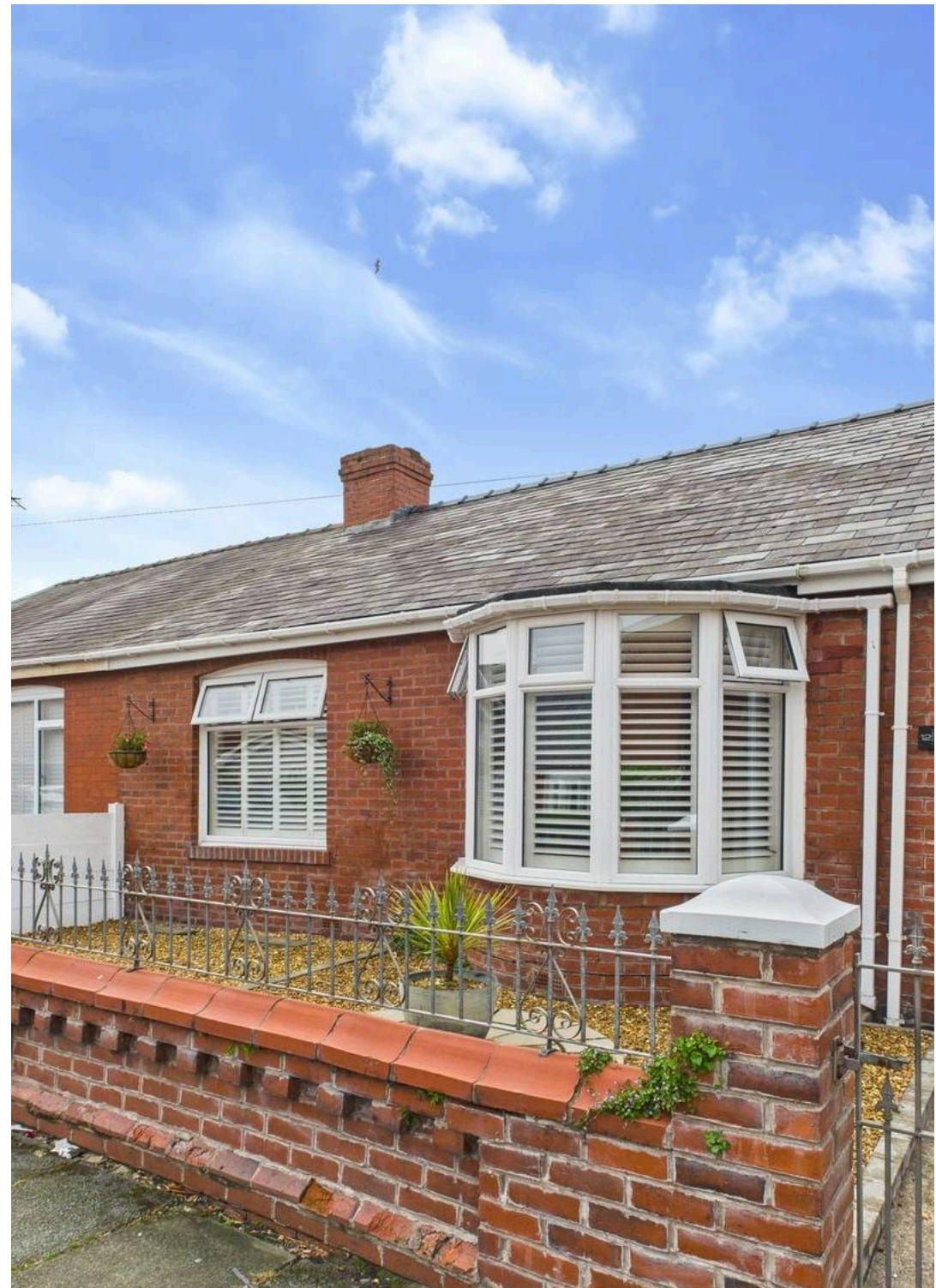
Further enhancing the appeal are the gas central heating and uPVC double glazing, offering efficient warmth and insulation throughout the property.

Step outside to discover the delightful outdoor space that comes with this bungalow. The low-maintenance landscaped south-facing rear garden provides a private oasis for relaxation and entertainment, with ample space for outdoor dining and leisure activities.

The property's value is further enhanced by the recent upgrades, including a new roof replaced in 2025 with a 15-year warranty and a new boiler also replaced in 2025, offering peace of mind to the future owner. Completing the picture is a partially boarded loft with pull-down ladders, providing convenient storage solutions. This property is a rare find, blending modern comforts with tranquil outdoor living, making it an ideal home for those seeking a harmonious lifestyle in a sought-after location.

Council Tax band: A

Tenure: Freehold







- Semi Detached True Bungalow situated in a convenient location
- Side Entrance Vestibule, Hallway, Lounge, Modern Fitted Kitchen Renovated in 2025 with integrated appliances, Conservatory
- 2 Bedrooms and Contemporary Bathroom with walk-in shower
- Gas Central Heating, uPVC Double Glazing
- Low-maintenance landscaped south facing rear garden
- New Roof Replaced 2025 With 15 Year Warranty
- New Boiler Replaced 2025 With 15 Year Warranty
- Partially Boarded Loft with Pull Down Ladders

#### **Entrance Vestibule**

#### **Hallway**

12' 10" x 5' 0" (3.92m x 1.52m)

#### **Lounge**

13' 3" x 12' 8" (4.03m x 3.86m)

#### **Kitchen**

9' 8" x 8' 3" (2.95m x 2.52m)

#### **Conservatory**

8' 6" x 8' 4" (2.60m x 2.55m)

#### **Bedroom 1**

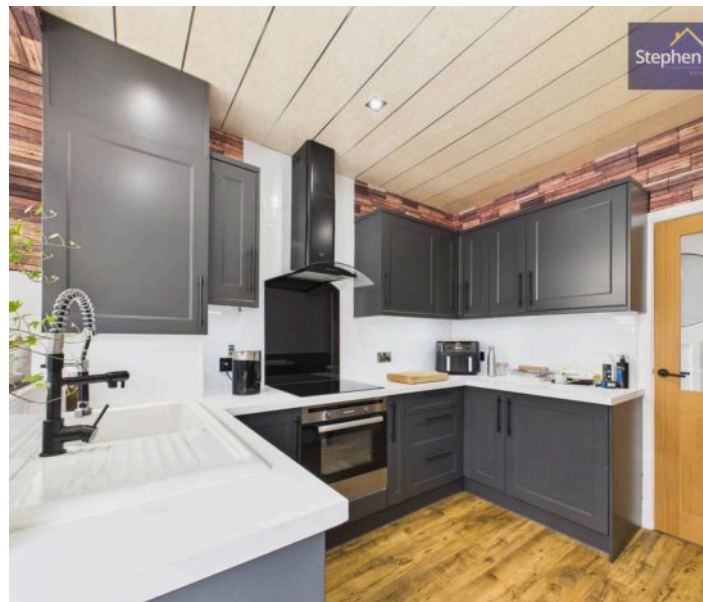
15' 7" x 9' 1" (4.74m x 2.78m)

#### **Bedroom 2**

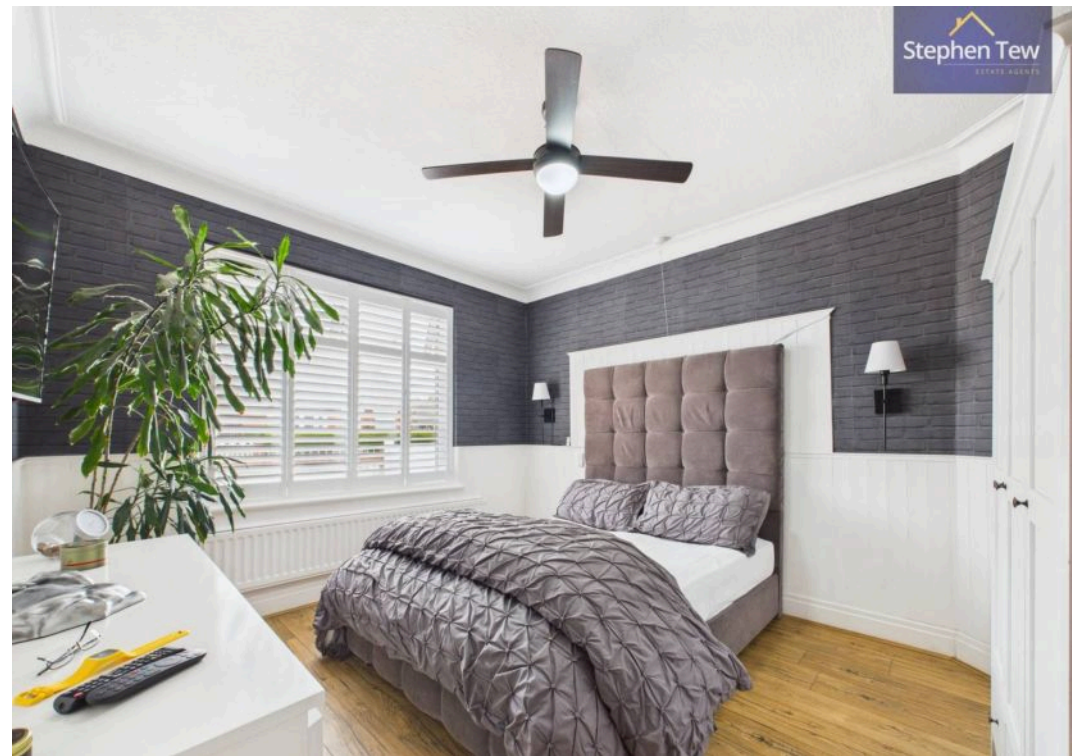
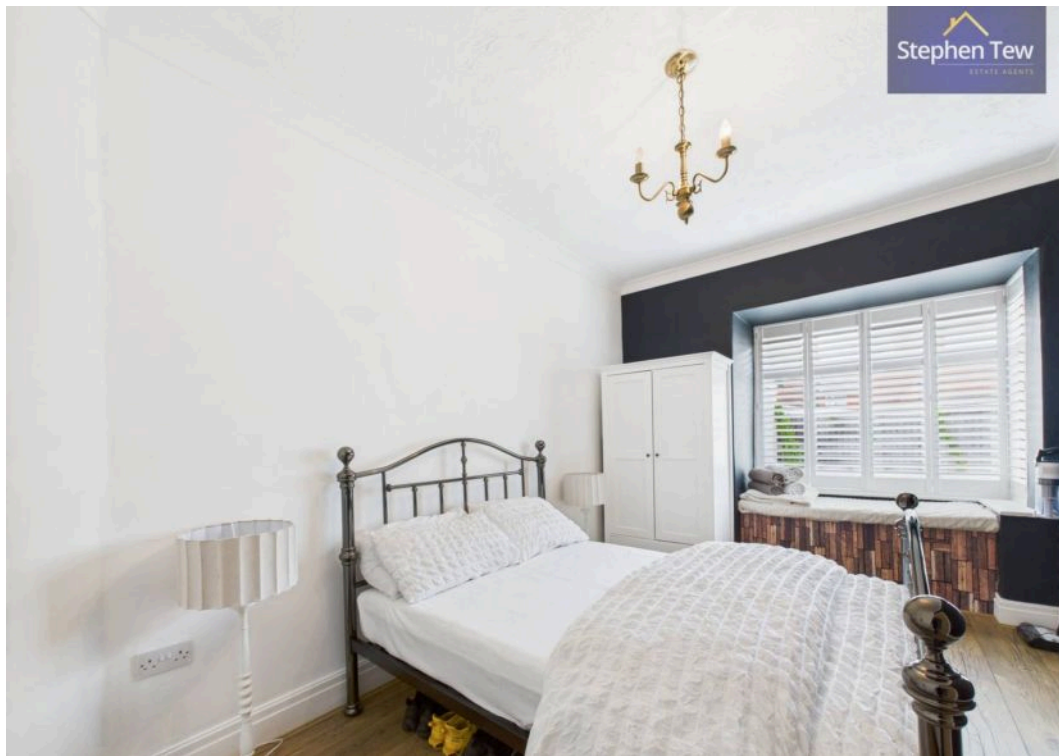
13' 0" x 11' 5" (3.97m x 3.48m)

#### **Bathroom**

8' 3" x 5' 9" (2.52m x 1.75m)









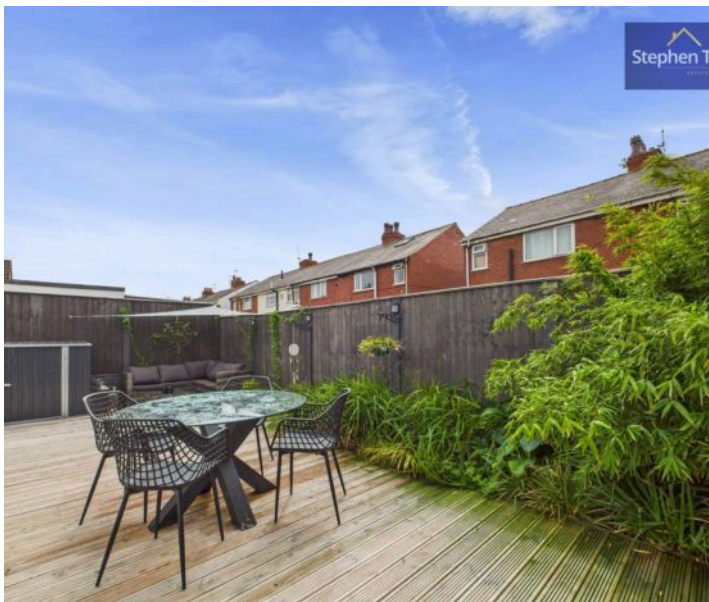


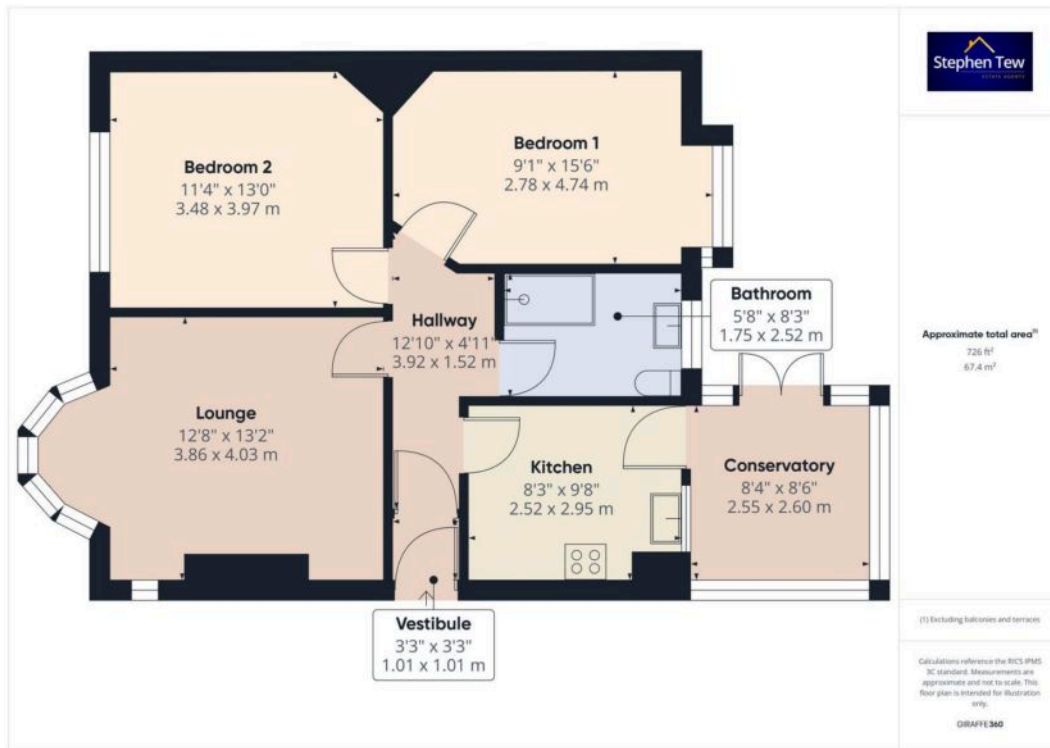
**REAR GARDEN**

**FRONT GARDEN**

**ON STREET**

**1 Parking Space**









## Stephen Tew Estate Agents

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