



1 Byland Close, Blackpool

Blackpool

Offers Over £175,000



# 1 Byland Close

Blackpool, Blackpool

Introducing a charming semi-detached bungalow nestled in a quiet residential area, this property offers a serene retreat for those seeking comfortable living in a peaceful environment. The convenience of off-road parking and a garage adds to the appeal of this delightful abode.

Upon entering, a welcoming entrance vestibule sets the tone for the rest of the home. The spacious lounge with a log burner provides a relaxing space for unwinding or entertaining guests, while the hallway seamlessly connects the various living areas of the property.

The heart of this home lies in the newly renovated Dove Grey kitchen, which boasts a range of modern amenities including an oven, grill, microwave, and an induction hob complemented by a sleek built-in extractor fan. The thoughtful design and high-quality finishes make this kitchen a chef's delight.

The property features two comfortable double bedrooms, with French doors in bedroom 1 offering a seamless transition to the enclosed rear garden. The well-appointed bathroom showcases a contemporary 3-piece suite with a convenient walk-in shower, adding a touch of luxury to every-day living.

For those in need of additional space, the property offers an enticing loft storage room that holds the potential for conversion into a third bedroom, office, or creative space, catering to a variety of needs and preferences.

Outside, the enclosed rear garden provides a private oasis for relaxation and outdoor enjoyment, with side access for added convenience. The absence of an onward chain ensures a smooth and hassle-free transition for potential buyers looking to make this property their new home.







## Entrance Vestibule

## Lounge

15' 7" x 16' 4" (4.76m x 4.97m)

## Hallway

## Kitchen

12' 11" x 8' 6" (3.93m x 2.60m)

## Bathroom

9' 1" x 4' 9" (2.76m x 1.46m)

## Bedroom 1

8' 2" x 11' 0" (2.48m x 3.35m)

## Landing

## Bedroom 2

10' 4" x 8' 3" (3.15m x 2.51m)

## Garage

14' 5" x 7' 10" (4.40m x 2.40m)





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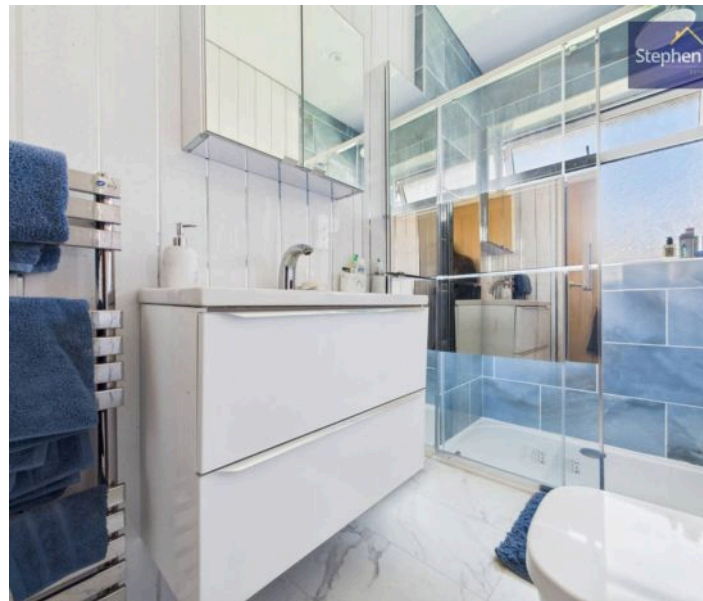
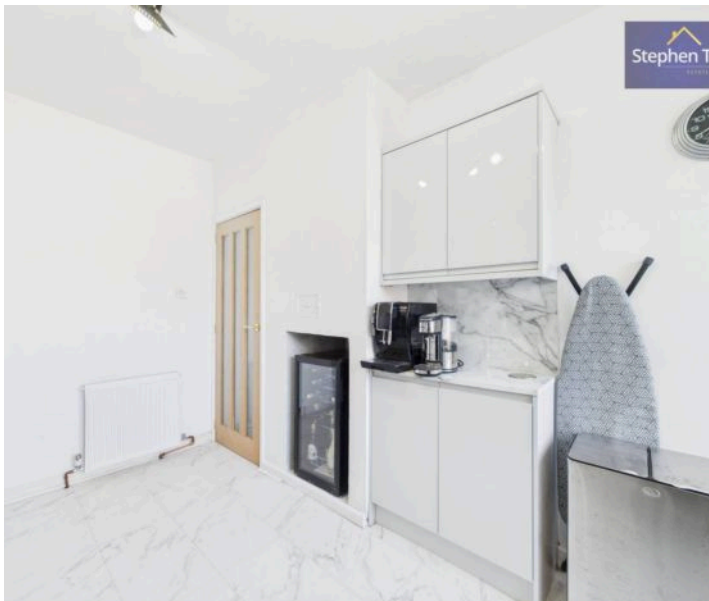
## Landing

## Bedroom 2

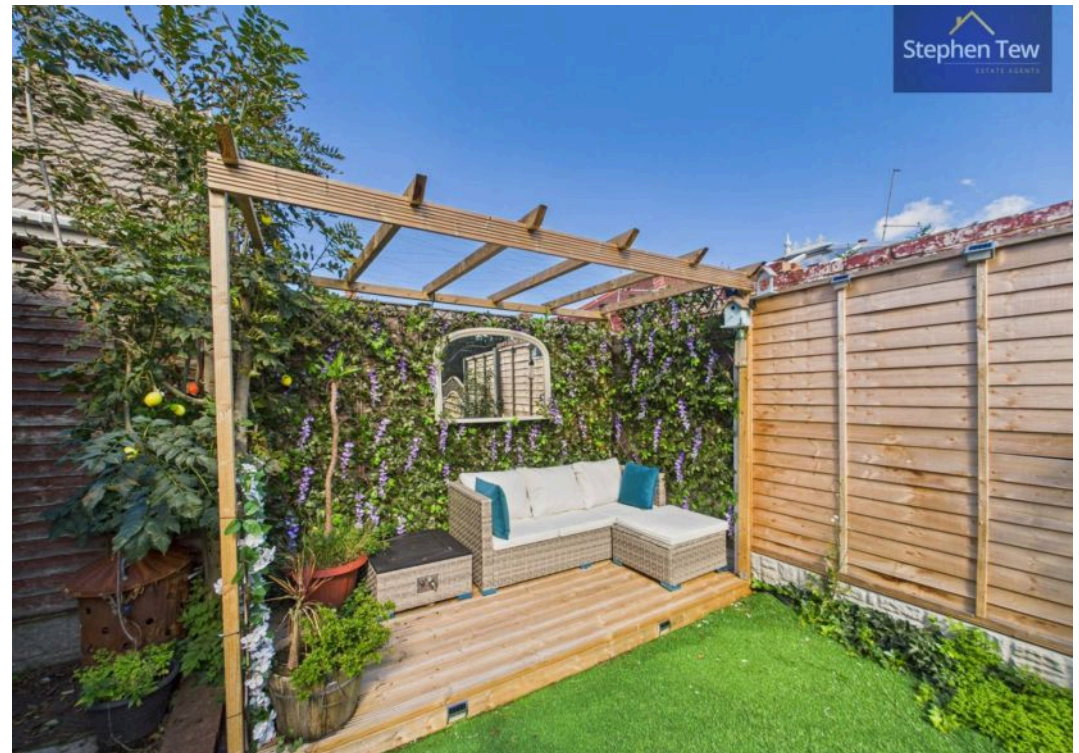
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**FRONT GARDEN**

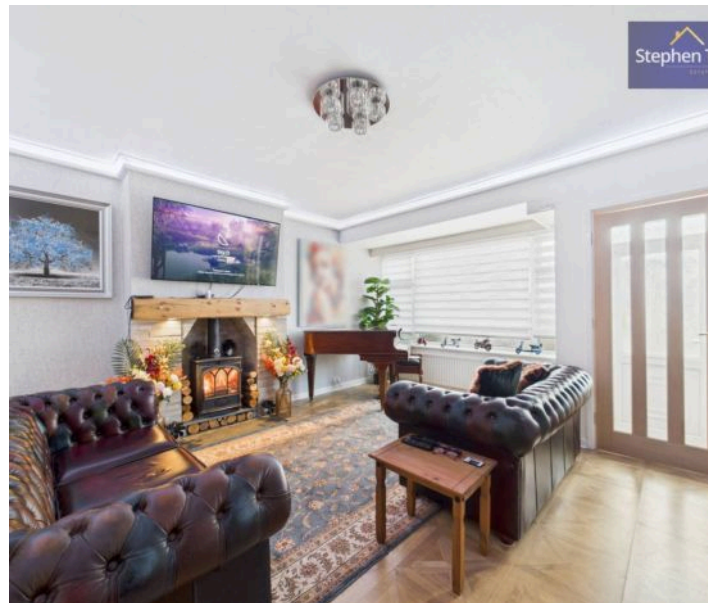
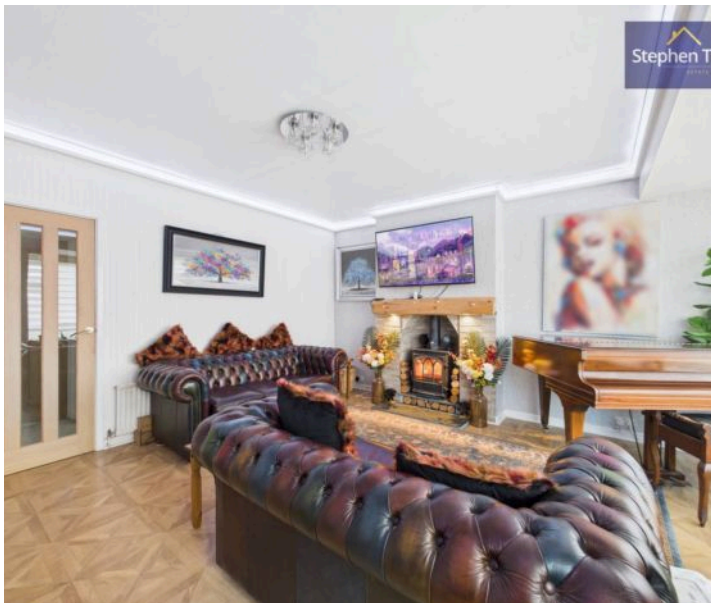
**REAR GARDEN**

**DRIVEWAY**

1 Parking Space

**GARAGE**

Single Garage





Floor 1



Floor 2



Approximate total area<sup>(1)</sup>

860 ft<sup>2</sup>

79.9 m<sup>2</sup>

Reduced headroom

22 ft<sup>2</sup>

2.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft 1.5 m

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 1



Approximate total area<sup>(1)</sup>

653 ft<sup>2</sup>

60.7 m<sup>2</sup>

Reduced headroom

13 ft<sup>2</sup>

1.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft 1.5 m

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## Stephen Tew Estate Agents

Stephen Tew Estate Agents, 132 Highfield Road – FY4 2HH

01253 401111

[info@stephentew.co.uk](mailto:info@stephentew.co.uk)

[www.stephentew.co.uk](http://www.stephentew.co.uk)

