



11 Ventnor Road, Blackpool

Blackpool

Offers Over £240,000

11 Ventnor Road

Blackpool, Blackpool

Nestled in a sought-after location, this exquisite 3 bedroom terraced house exudes charm and sophistication. Presenting a harmonious blend of character and contemporary living, this beautifully presented property is ideally situated close to local amenities and excellent transport links. Stepping into the property, you are greeted by an inviting entrance hallway leading to the spacious lounge, a convenient downstairs WC, and the elegant kitchen/diner boasting integrated appliances. The garage conversion adds versatility to the layout, housing a utility area while providing the flexibility of a fourth bedroom. Ascending to the first floor, a landing leads to the generously sized master bedroom, two additional bedrooms, and a modern family bathroom. Further enhancing the appeal, the garage conversion, currently utilised as a bedroom with utility, could easily transform into a second reception room. Outside, the property features a driveway for parking convenience, a private North West facing garden for outdoor enjoyment, and a boarded loft space providing additional storage solutions.

Beyond the confines of the interiors, this property offers a delightful outside space tailored for relaxation and gatherings. The private North West facing garden provides a tranquil escape from the hustle and bustle, promising serene moments under the open sky. Whether unwinding in solitude or entertaining guests, the garden serves as an idyllic backdrop for various activities. This outdoor oasis complements the interior living spaces, extending the overall charm and liveability of this remarkable property. With easy access to outdoor spaces and situated in a desirable neighbourhood, this property embodies a perfect blend of indoor comfort and outdoor allure, promising a lifestyle of convenience and leisure for its discerning residents.

Council Tax band: B

Tenure: Freehold

- Beautifully Presented 3 Bedroom Terraced House close to local amenities and transport links
- Entrance Hallway Leading to the Lounge, Downstairs WC, the Elegant Kitchen/Diner with integrated appliances along with a Garage Conversion and Utility
- Landing Leading to the Master Bedroom, 2 additional Bedrooms and the





Entrance Hallway

16' 6" x 5' 4" (5.04m x 1.63m)

Lounge

14' 10" x 12' 10" (4.53m x 3.91m)

WC

5' 2" x 2' 4" (1.57m x 0.71m)

Kitchen/Diner

16' 3" x 20' 1" (4.95m x 6.13m)

Garage Conversion

8' 8" x 15' 5" (2.64m x 4.69m)

Utility

3' 0" x 8' 0" (0.92m x 2.45m)

Landing

5' 10" x 3' 1" (1.79m x 0.95m)

Bedroom 1

14' 11" x 10' 1" (4.54m x 3.08m)

Bedroom 2

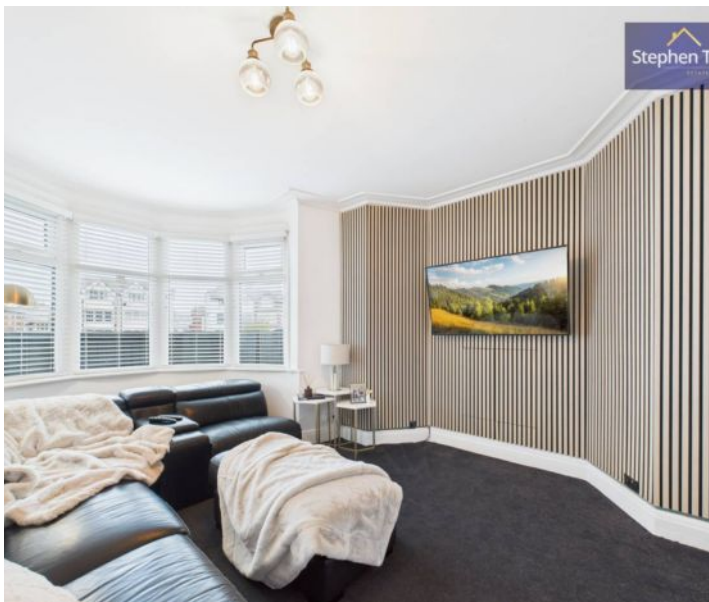
11' 11" x 10' 2" (3.64m x 3.09m)

Bedroom 3

11' 7" x 6' 5" (3.54m x 1.95m)

Bathroom

8' 10" x 6' 3" (2.68m x 1.91m)





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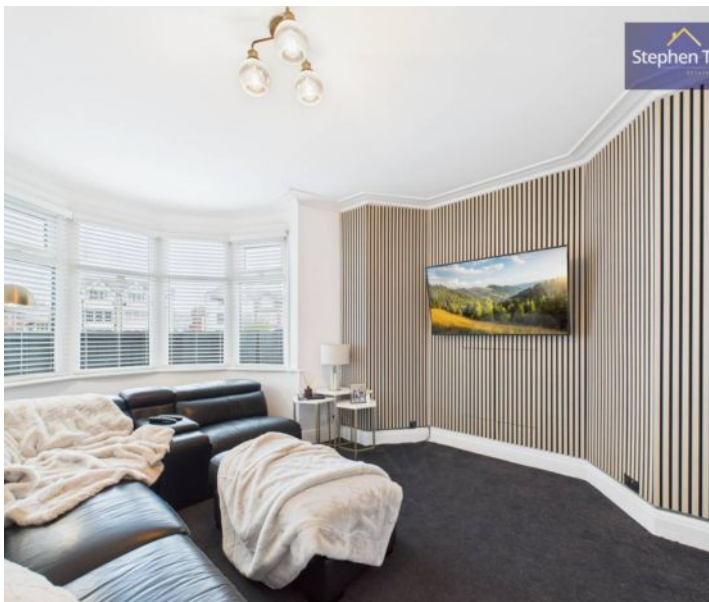
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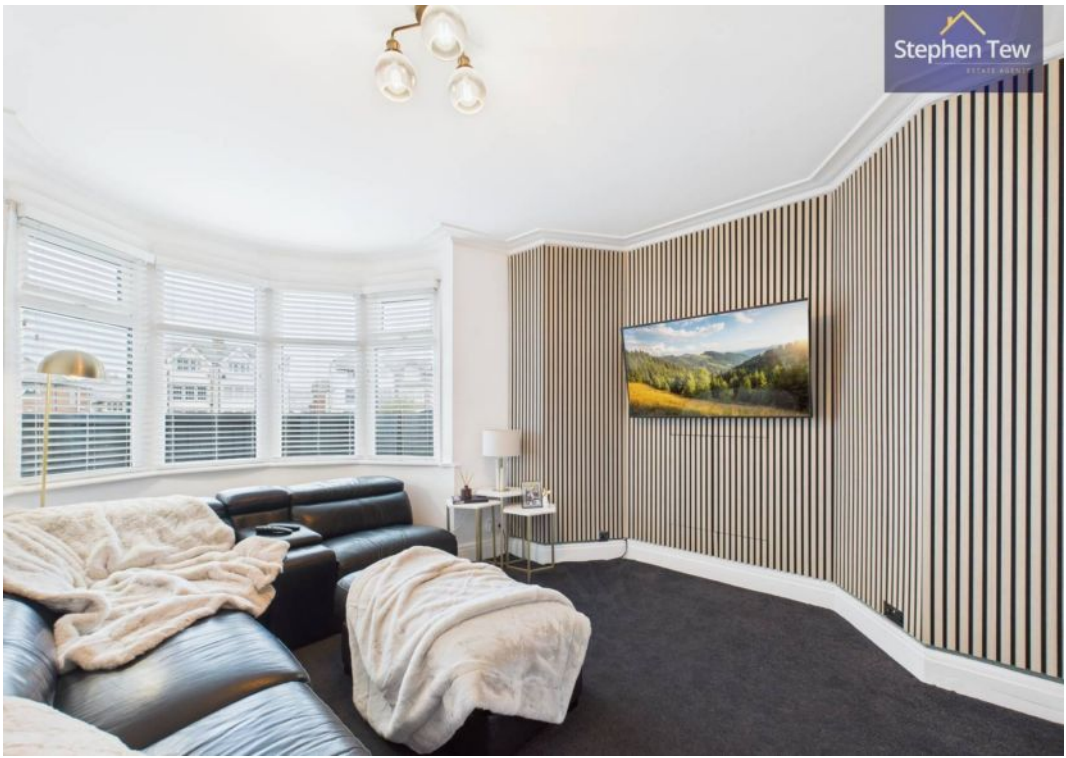
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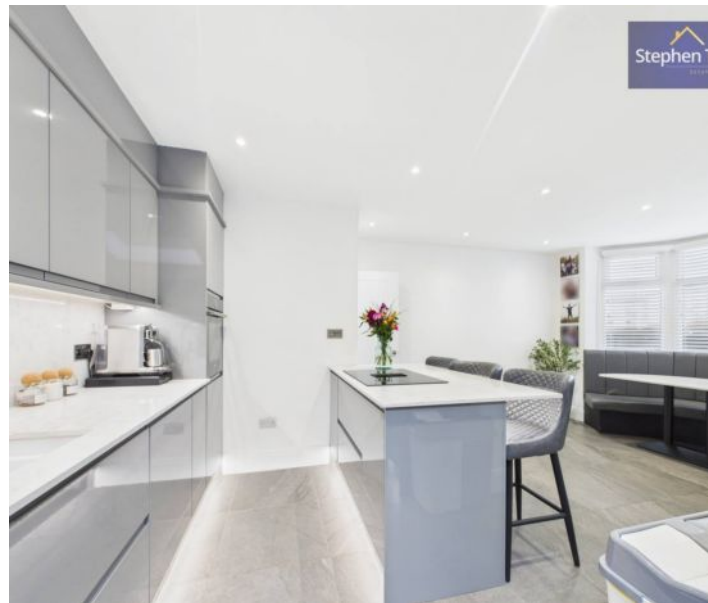
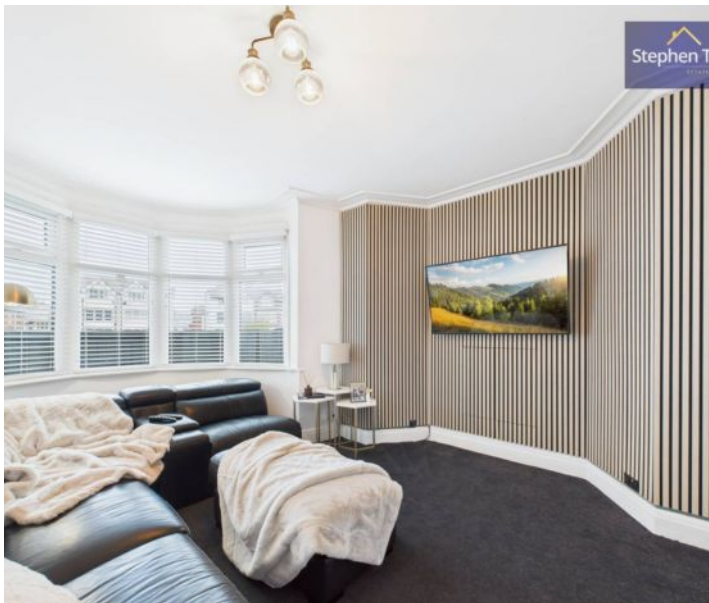




GARDEN

DRIVEWAY

1 Parking Space





Approximate total area⁽¹⁾
1101 ft²
102.2 m²

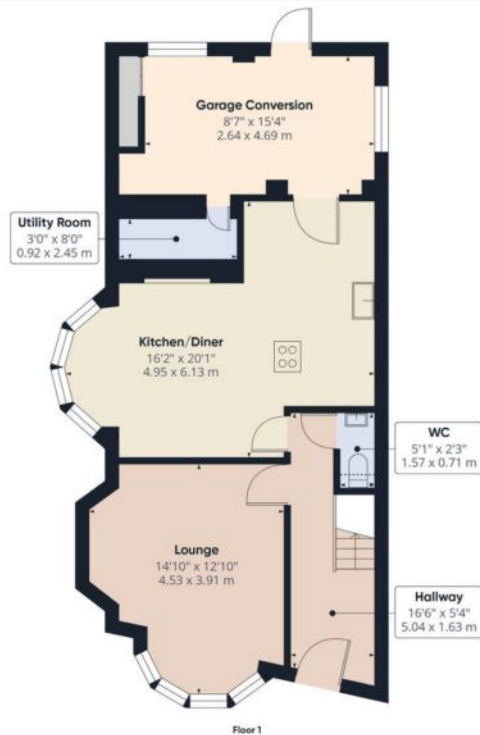
Reduced headroom
2 ft²
0.2 m²

(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.

DRAFT 360



Approximate total area⁽¹⁾
663 ft²
61.5 m²

Reduced headroom
2 ft²
0.2 m²

(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.

DRAFT 360



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