



47 Leeds Road, Blackpool

Blackpool

Offers Over **£240,000**

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This well presented three bedroom semi detached house offers an excellent opportunity for those seeking a spacious and versatile family home in a convenient location. The property welcomes you with an entrance vestibule that leads into a bright hallway, providing access to the ground floor WC for added convenience. The lounge is a comfortable space for relaxation, complemented by a separate living room that can serve as a second sitting area or playroom, depending on your needs. The heart of the home is the fitted open plan dining kitchen, designed for both every-day living and entertaining, featuring modern units and ample space for a family dining table. Upstairs, there are three well proportioned bedrooms, including a principal bedroom with its own en-suite shower room, alongside a contemporary family bathroom. The house benefits from gas central heating and uPVC double glazing, ensuring comfort and energy efficiency throughout the year. Externally, the property boasts a driveway with ample off road parking, providing access to not one but two large garages (ideal for car enthusiasts, storage, or conversion to a home gym or office, subject to any necessary consents). The property is freehold, offering peace of mind for prospective purchasers, and is offered with no onward chain, facilitating a straightforward purchase process. Situated adjacent to Raikes Parade Bowling Green, the location is both peaceful and practical, with easy access to local amenities, schools, and transport links. Viewing is essential to fully appreciate the space, quality, and flexibility this delightful home provides. Council Tax band: C

Tenure: Freehold

- Well Presented Semi Detached House situated in a convenient location
- Entrance Vestibule, Hallway, GF WC, Lounge, Living Room, Fitted open plan Dining Kitchen
- 3 Bedrooms, 1 En-Suite and Family Bathroom
- Gas Central Heating, uPVC Double Glazing
- Driveway with ample off road parking providing access to 2 Large Garages
- Enclosed Rear Garden, adjacent to Raikes Parade Bowling Green
- Viewing Essential to appreciate
- Freehold
- No Onward Chain
- Close Proximity to Blackpool Town Centre





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Entrance Vestibule
3' 5" x 6' 8" (1.05m x 2.03m)

Hallway
15' 11" x 7' 1" (4.84m x 2.15m)

Lounge
15' 1" x 13' 3" (4.61m x 4.04m)

WC
5' 9" x 2' 6" (1.75m x 0.76m)

Living Room
17' 8" x 12' 3" (5.39m x 3.74m)

Dining Kitchen
10' 6" x 7' 10" (3.19m x 2.40m)

Landing
10' 3" x 2' 7" (3.12m x 0.79m)

Bedroom 1
15' 0" x 11' 1" (4.56m x 3.38m)

Bedroom 2
14' 9" x 10' 0" (4.50m x 3.05m)

En-suite
4' 9" x 7' 10" (1.45m x 2.39m)

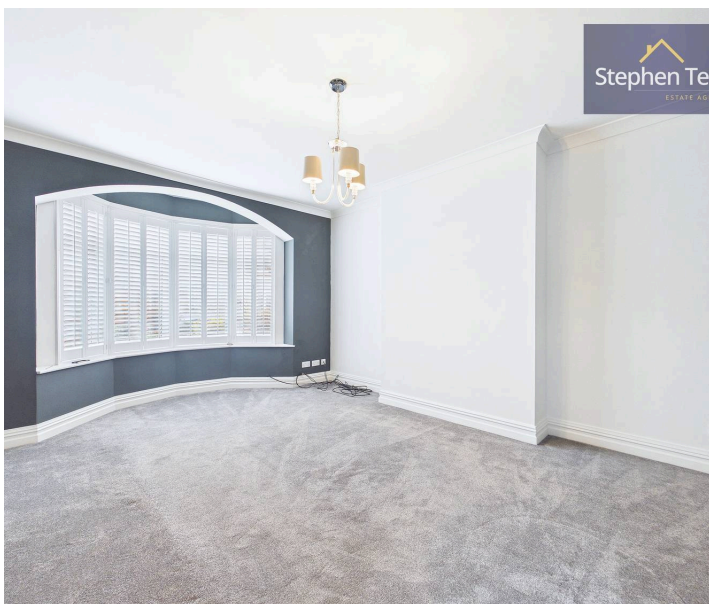
Bedroom 3
8' 0" x 7' 11" (2.45m x 2.41m)

Storage
2' 9" x 4' 11" (0.83m x 1.51m)

Bathroom
6' 0" x 7' 10" (1.82m x 2.40m)

Bar
10' 4" x 12' 10" (3.14m x 3.92m)

Utility Room
7' 7" x 6' 0" (2.31m x 1.83m)



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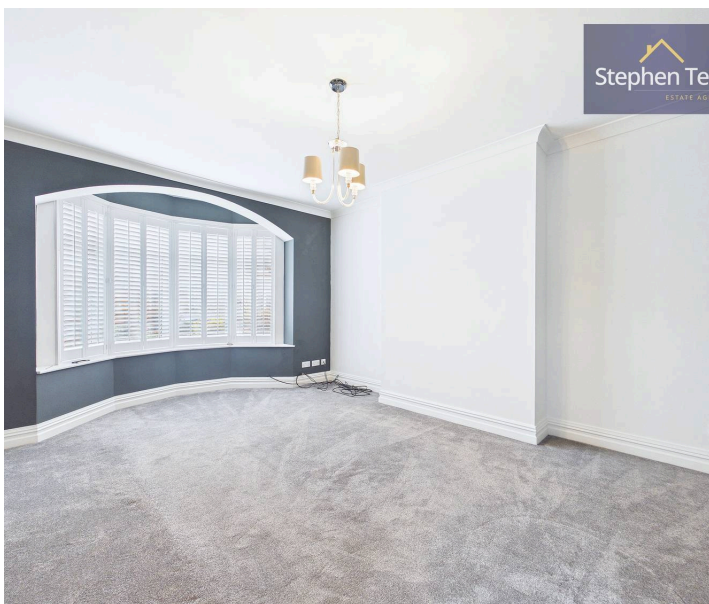
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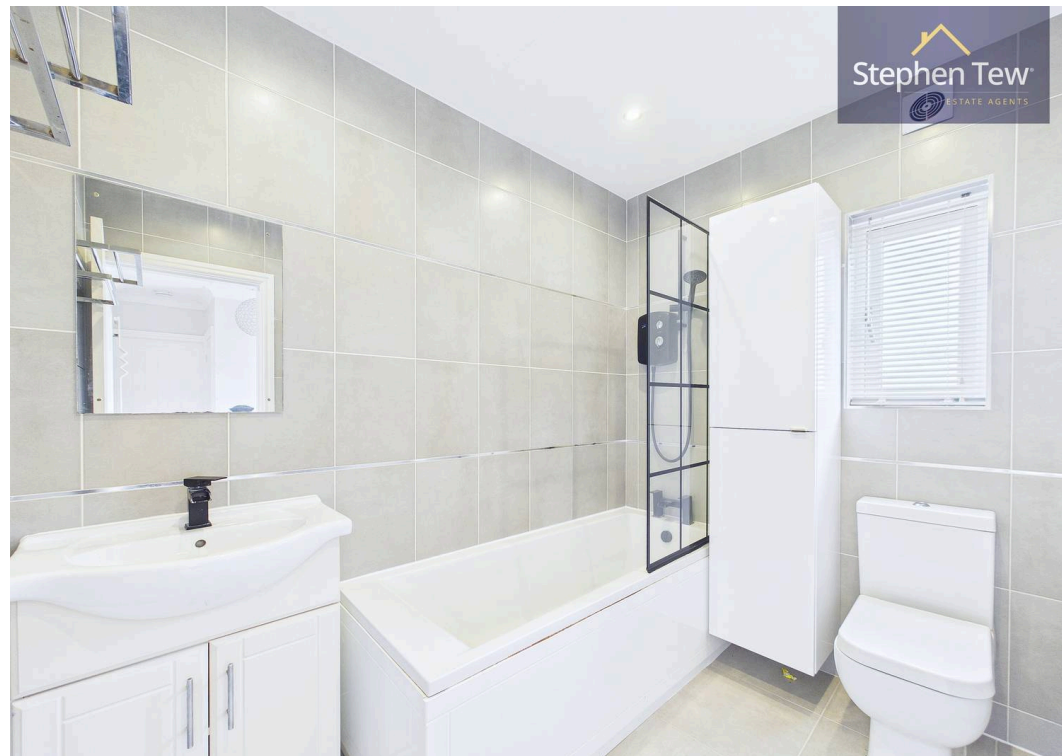
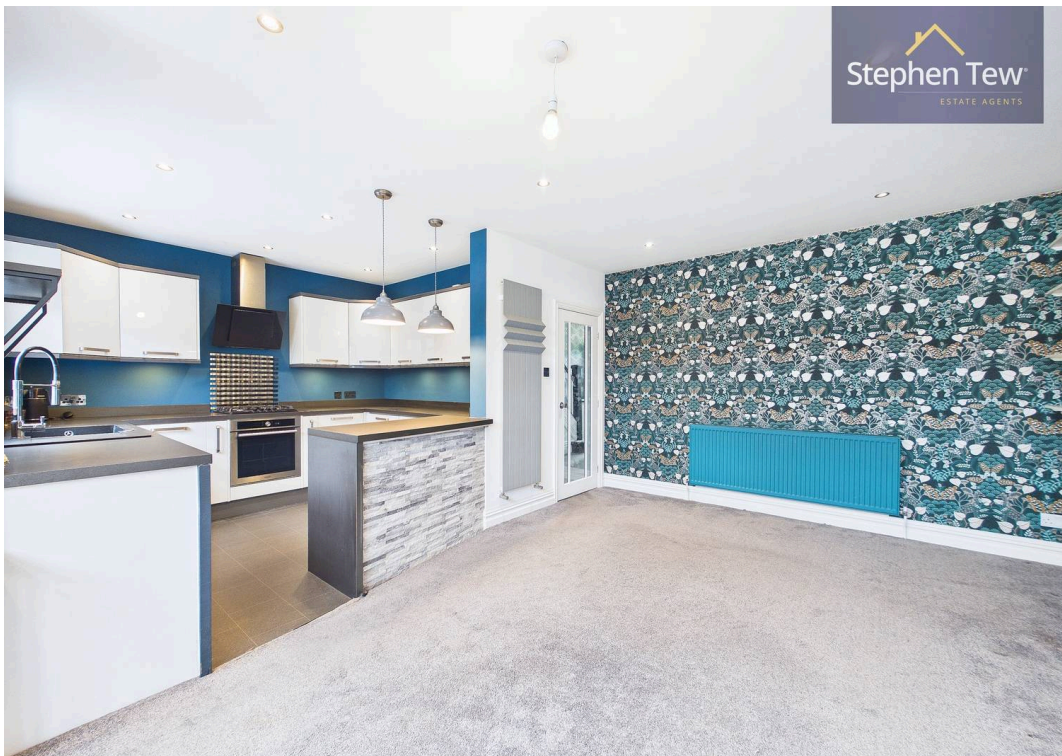
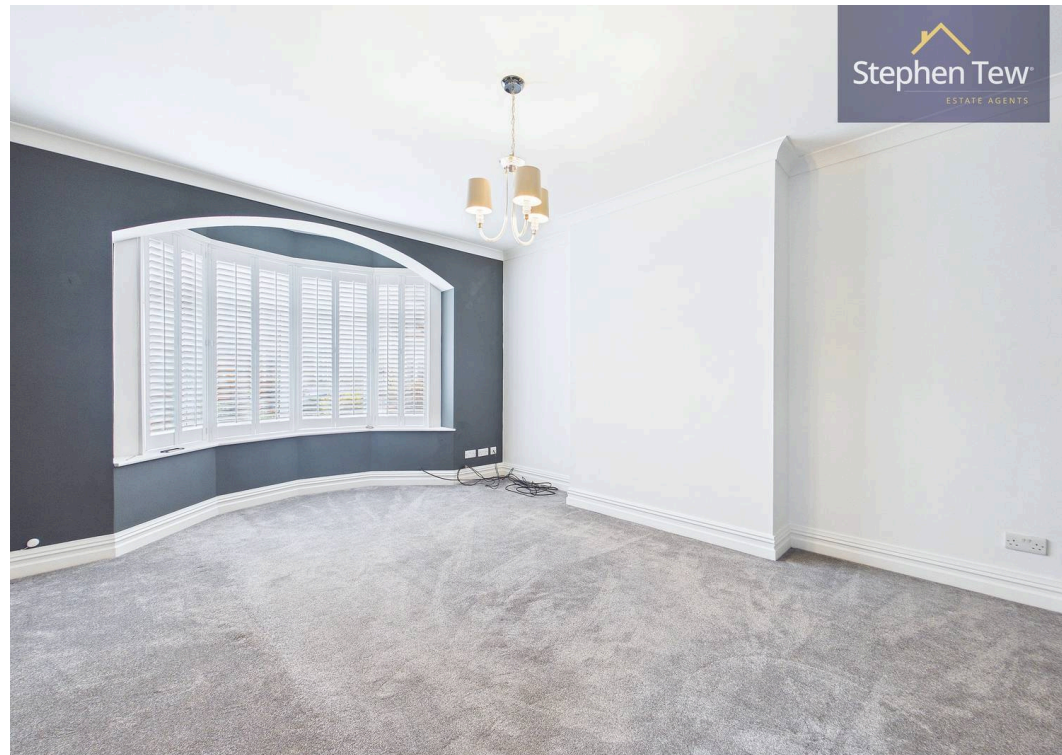
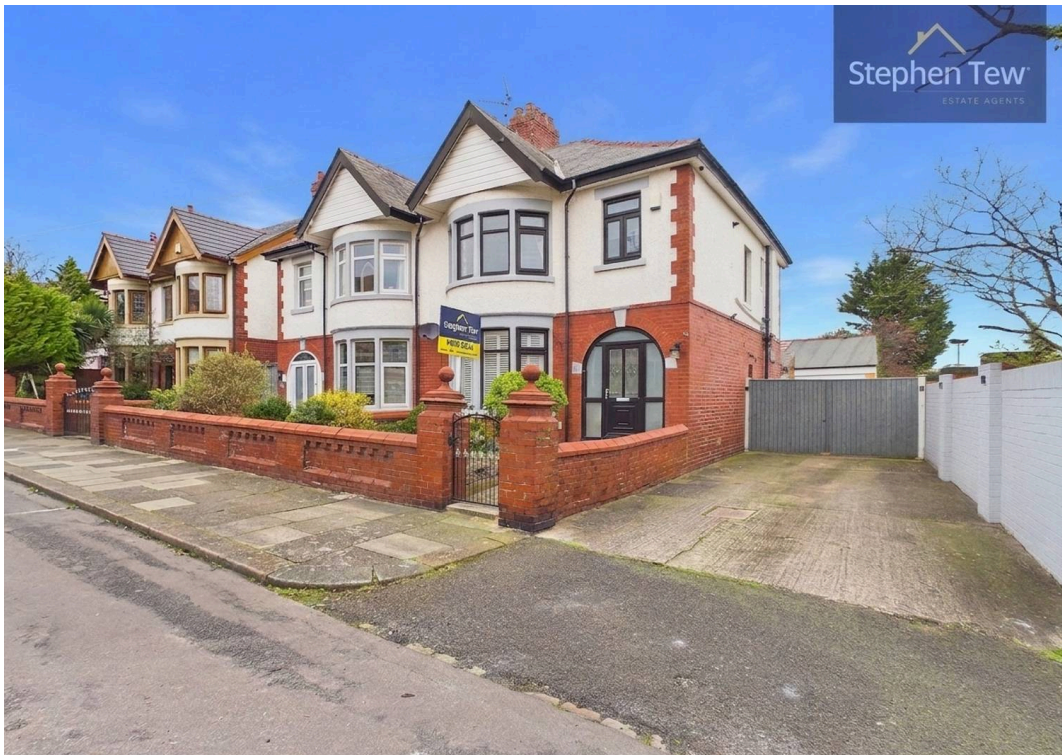
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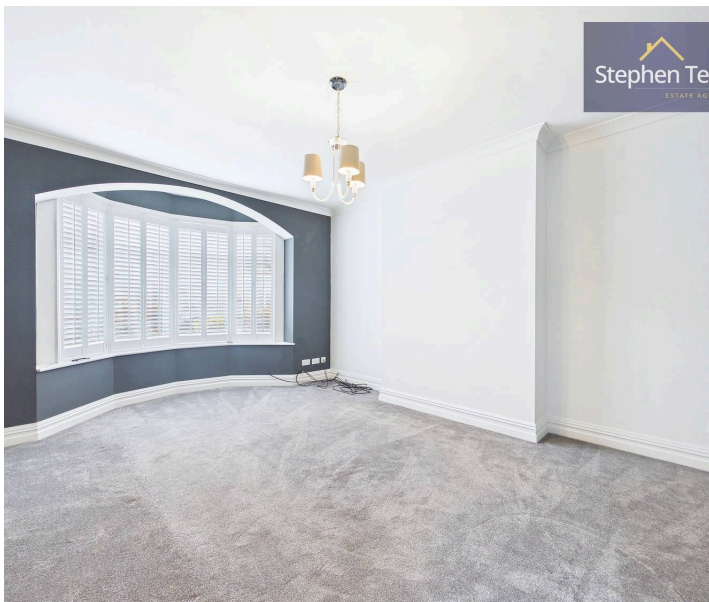
REAR GARDEN

DRIVEWAY

4 Parking Spaces

DOUBLE GARAGE

4 Parking Spaces



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