Stephen Tew
ESTATE AGENTS

37 Lea Green Drive, Blackpool

Blackpool

Offers Over £115,000

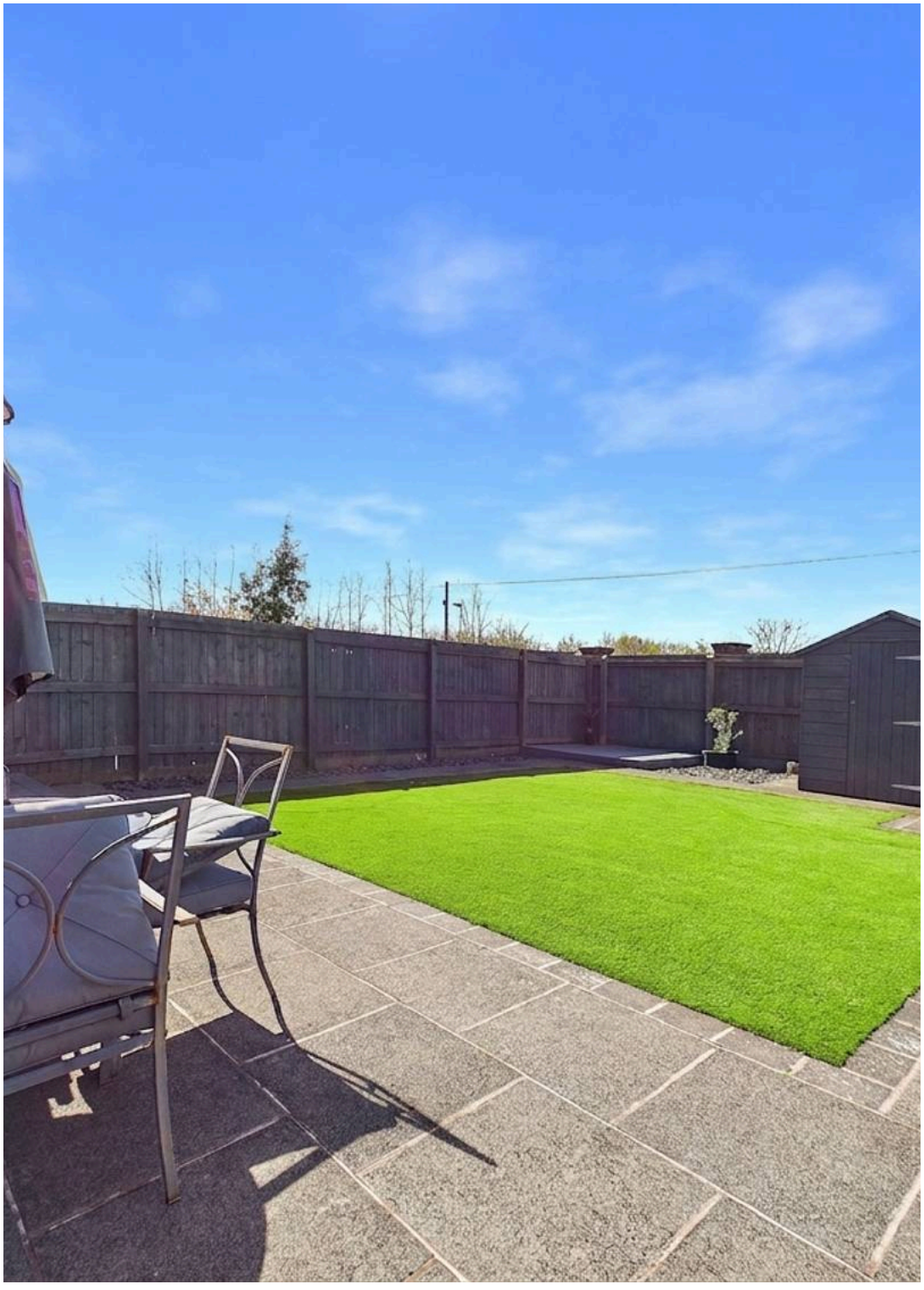
37 Lea Green Drive

Blackpool, Blackpool

This well-presented one bedroom ground floor flat is situated in a quiet cul-de-sac within a desirable residential area, offering an excellent opportunity for first-time buyers, downsizers, or investors. Built by the reputable Wainhomes, the property features an inviting entrance vestibule that leads through to a central hallway, providing access to all rooms. The spacious double bedroom is complemented by a modern bathroom, while the open-plan kitchen and living area offers a contemporary space for relaxation and entertaining. The kitchen is fitted with a range of base and wall units, and the living area enjoys plenty of natural light, creating a comfortable and welcoming atmosphere. The property benefits from uPVC double glazing throughout, a metered water supply, and a reliable boiler that is just seven years old. An exceptional feature of this home is its unique private southwest facing garden, rarely available with flats of this type, providing a real point of difference. Two allocated parking spaces are included, offering convenience and peace of mind for residents and visitors alike.

The outside space is a true highlight of this property. The private enclosed rear garden faces southwest, ensuring it enjoys plenty of afternoon and evening sun, making it the perfect spot for outdoor dining, relaxing, or entertaining guests. The garden is accessed directly from the living area, offering seamless indoor-outdoor living and an ideal extension of the main living space. The garden is fully enclosed with fencing, providing a safe and secure environment for pets or young children, as well as a sense of privacy. There is ample space for a patio set, planters, or even a small vegetable patch, allowing you to make the most of the outdoors. The property is set back from the road and benefits from a peaceful position within the cul-de-sac, with well-maintained communal grounds and pathways. The two allocated parking spaces are conveniently located, making coming and going easy for residents and their guests. This flat offers the perfect blend of indoor comfort and outdoor enjoyment, all within a sought-after residential setting. Early viewing is highly recommended to fully appreciate the unique features and exceptional outside space this home has to offer.
Council Tax band: A

Tenure: Leasehold



Entrance Vestibule
4' 3" x 3' 8" (1.29m x 1.11m)

Hallway
3' 5" x 14' 7" (1.05m x 4.44m)

Bedroom
10' 6" x 10' 4" (3.21m x 3.16m)

Bathroom
10' 7" x 4' 8" (3.22m x 1.42m)

Kitchen Living Area
18' 9" x 12' 4" (5.72m x 3.76m)

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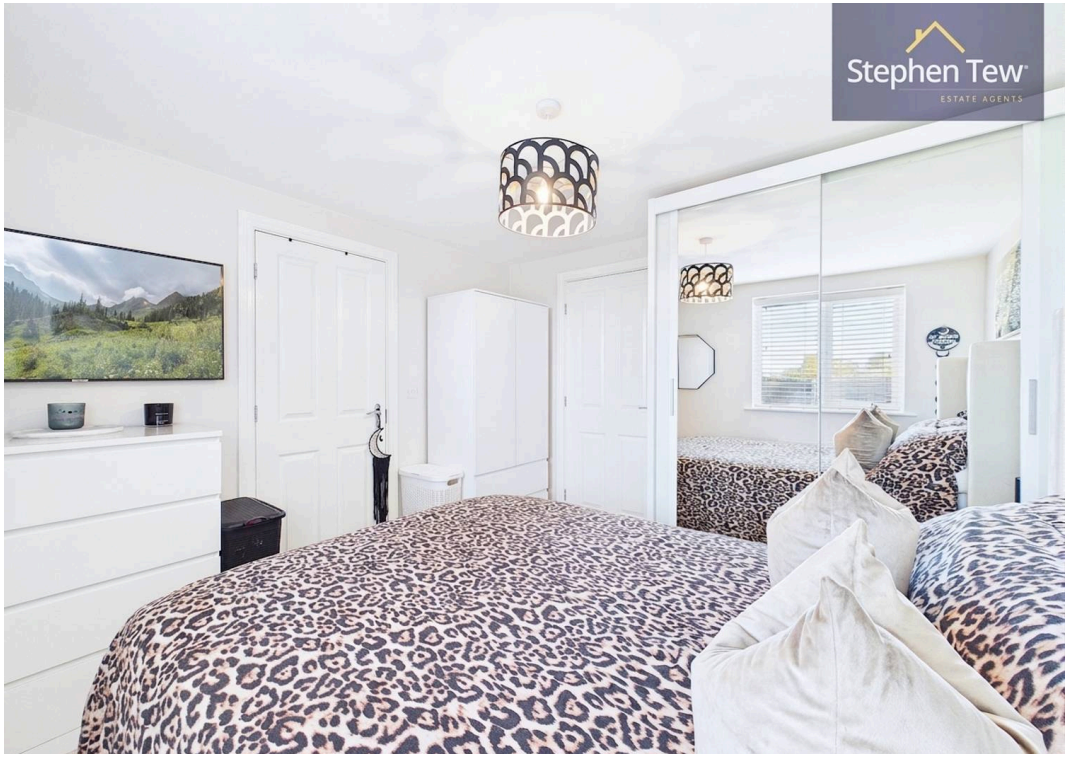
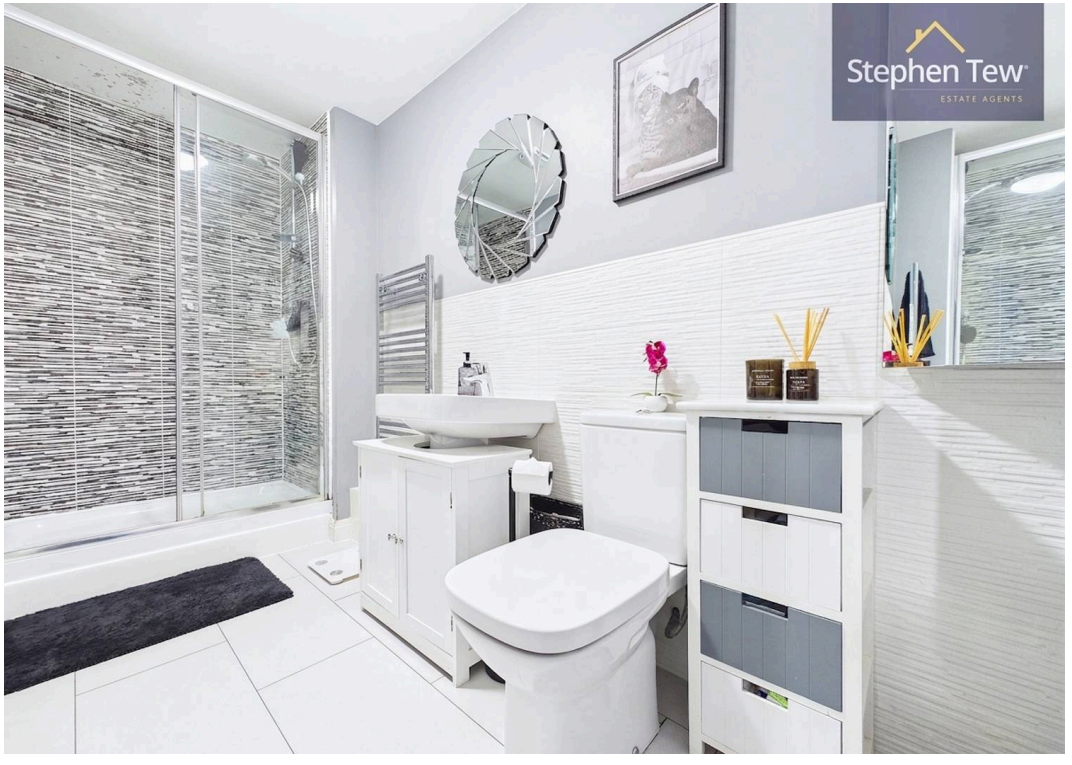
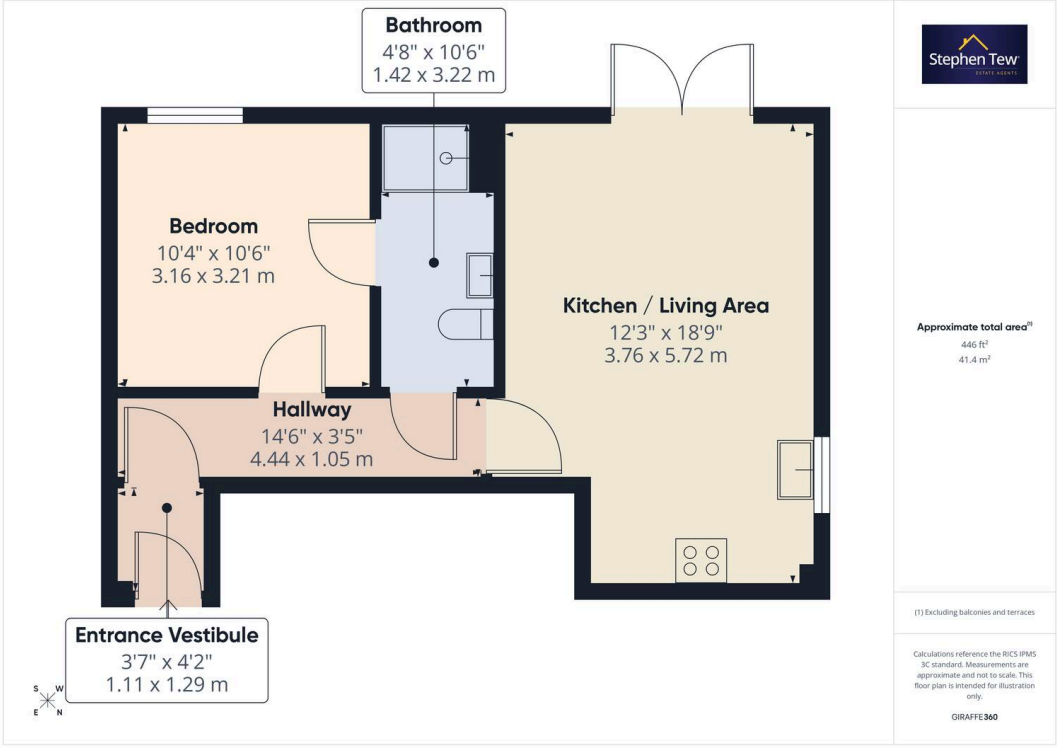




REAR GARDEN

ALLOCATED PARKING

2 Parking Spaces



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Approximate total area(1)

446 ft²

41.4 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.

GIRAFFE360

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