



2 Newlands Avenue, Blackpool

Blackpool

Offers Over **£225,000**

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This three bedroom detached house presents an excellent opportunity for buyers seeking a property in a highly sought after location, complete with the benefit of a garage and off road parking. The home welcomes you via an entrance vestibule, leading into a spacious hallway that provides access to the main reception rooms. The lounge offers a comfortable living area, while the adjoining dining room is ideal for family meals or entertaining guests. The kitchen, which includes a useful pantry, enjoys direct access to the rear of the property, enhancing the flow and functionality of the ground floor layout. Upstairs, the landing leads to three well-proportioned bedrooms, a separate WC, and a family bathroom, providing ample accommodation for a growing family or those looking for extra space. The property also features a garage located to the rear, which incorporates a practical utility room, offering additional storage and laundry facilities. Although the house requires modernising, it represents a fantastic blank canvas for buyers to put their own stamp on, with the potential to create a stylish and contemporary home. The property is fitted with single glazed windows and is offered to the market with no onward chain, ensuring a straightforward and hassle-free purchase process. This is a rare opportunity to acquire a detached home with versatile living accommodation, generous proportions, and significant potential, all within a desirable residential setting. Early viewing is highly recommended to fully appreciate the scope and possibilities this property has to offer.

Council Tax band: D

Tenure: Freehold

- Detached House in a sought after location complete with Garage and Off Road Parking
- Entrance Vestibule, Hallway, Lounge, Dining Room, Pantry & Kitchen leading to the South East Facing Rear Garden
- Landing, 3 Bedrooms, Separate WC and Family Bathroom
- Garage to the rear of the property including a Utility Room
- Property Requires Modernising
- Single Glazed Windows
- No Onward Chain





Entrance Vestibule

2' 4" x 6' 11" (0.70m x 2.12m)

Hallway

14' 11" x 7' 5" (4.54m x 2.27m)

Lounge

13' 3" x 14' 7" (4.05m x 4.45m)

Dining Room

14' 2" x 12' 9" (4.32m x 3.88m)

Pantry

Kitchen

10' 6" x 7' 6" (3.19m x 2.28m)

Landing

11' 5" x 3' 6" (3.48m x 1.06m)

Bedroom 1

13' 4" x 12' 3" (4.07m x 3.73m)

Bedroom 2

13' 1" x 12' 2" (3.98m x 3.71m)

Bedroom 3

7' 9" x 7' 11" (2.36m x 2.42m)

WC

2' 7" x 4' 11" (0.80m x 1.51m)

Bathroom

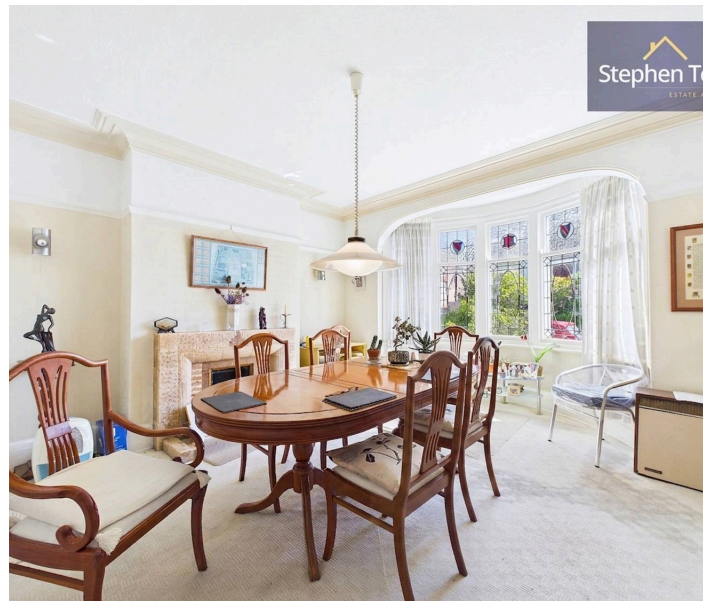
6' 2" x 7' 9" (1.87m x 2.37m)

Utility Room

9' 7" x 4' 2" (2.92m x 1.26m)

Garage

9' 1" x 16' 10" (2.77m x 5.12m)





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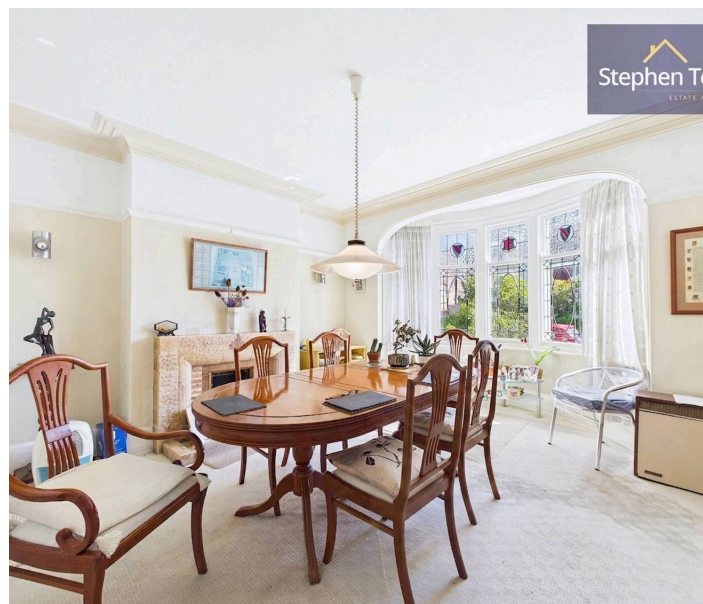
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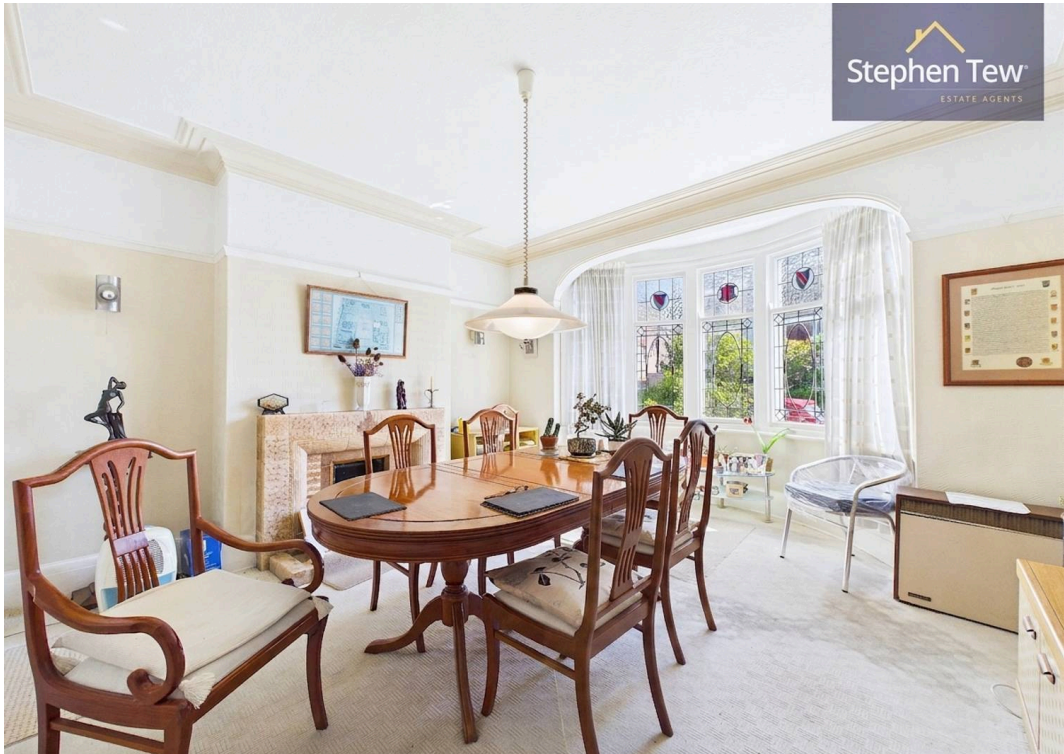
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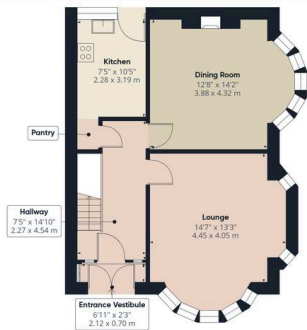
GARDEN

GARAGE

Single Garage

OFF STREET





Floor 1 Building 1



Floor 2 Building 1



Approximate total area⁽¹⁾
1341 ft²
124.5 m²

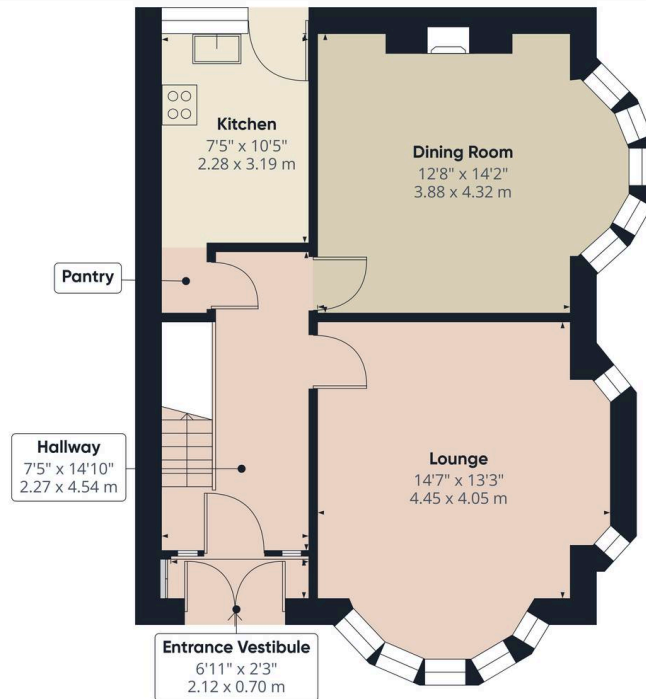
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1 Building 2



Floor 1 Building 1



Approximate total area⁽¹⁾
608 ft²
56.5 m²

(1) Excluding balconies and terraces

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