



1 Paddock Close, Blackpool

Blackpool

Offers Over **£260,000**

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Blackpool

This impressive detached house is located in a highly sought-after semi-rural pocket near Moss Side and Westby, offering convenient access to Lytham St Annes and the surrounding areas. The property welcomes you with a bright entrance hallway, leading to a separate WC for added convenience. The spacious lounge provides a comfortable setting for relaxation, while the well-appointed fitted dining kitchen features patio doors that open directly into the garden, creating an ideal space for family gatherings or entertaining guests. Upstairs, there are four generously sized bedrooms, including a principal bedroom with its own en-suite shower room, as well as a modern family bathroom. The home is equipped with gas central heating and uPVC double glazing throughout, ensuring year-round comfort and energy efficiency. Positioned just a mile away from essential local amenities, reputable schools, and transport links, this property offers an excellent balance of peaceful living and every-day convenience.

The outside space is equally impressive, with a wrap-around lawn that extends across the front, side, and rear of the property, providing ample room for children to play or for outdoor entertaining. Mature planting and well-tended borders enhance the sense of privacy and tranquillity, while the orientation of the garden allows for plenty of natural sunlight throughout the day. A detached brick garage sits to the side of the property, accompanied by a private driveway that provides off-road parking for multiple vehicles. The generous plot size offers potential for further landscaping or the addition of outdoor seating areas, making it an ideal setting for alfresco dining or summer barbeques. This property's semi-rural position means you can enjoy the peace and beauty of the countryside, while still being within easy reach of all the amenities and attractions that Lytham St Annes has to offer. Whether you are seeking a family home with plenty of space both inside and out, or a tranquil retreat with excellent connectivity, this property represents a rare opportunity in a desirable location.

Council Tax band: D

Tenure: Freehold

- Detached House situated in a highly sort after semi-rural pocket near to Moss side and Westby with convenient access to Lytham St Annes





Hallway

10' 2" x 5' 7" (3.10m x 1.70m)

WC

6' 7" x 3' 2" (2.00m x 0.96m)

Lounge

18' 4" x 11' 7" (5.59m x 3.52m)

Dining Kitchen

24' 0" x 11' 1" (7.31m x 3.37m)

Landing

Bedroom 1

11' 7" x 10' 11" (3.52m x 3.32m)

En-suite

8' 3" x 3' 2" (2.52m x 0.97m)

Bedroom 2

9' 8" x 9' 2" (2.94m x 2.79m)

Bedroom 3

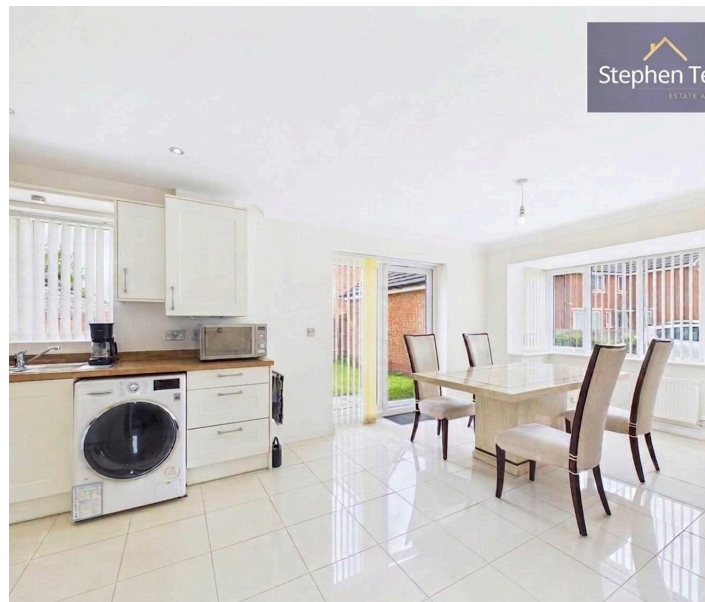
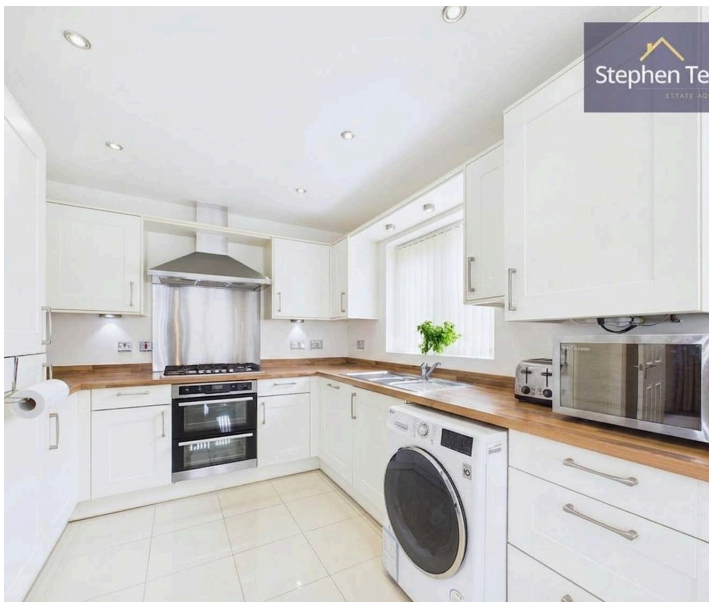
11' 2" x 6' 10" (3.40m x 2.09m)

Bedroom 4

9' 3" x 6' 8" (2.83m x 2.02m)

Bathroom

8' 3" x 5' 6" (2.51m x 1.68m)





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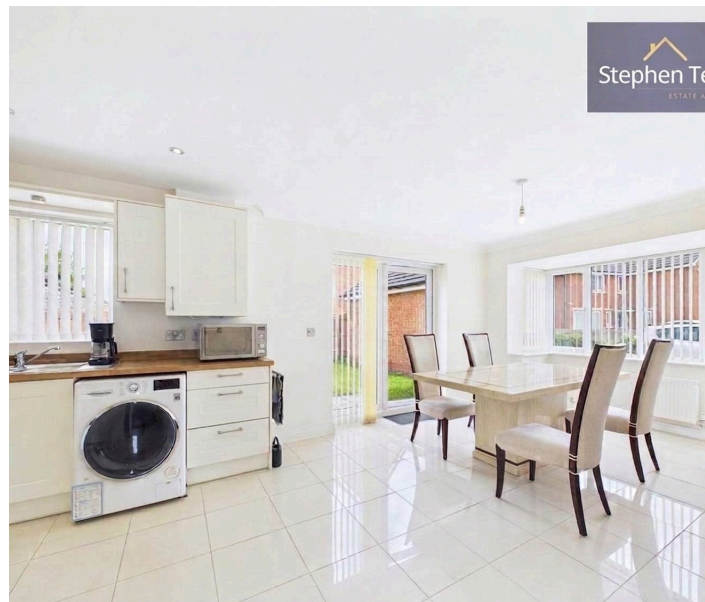
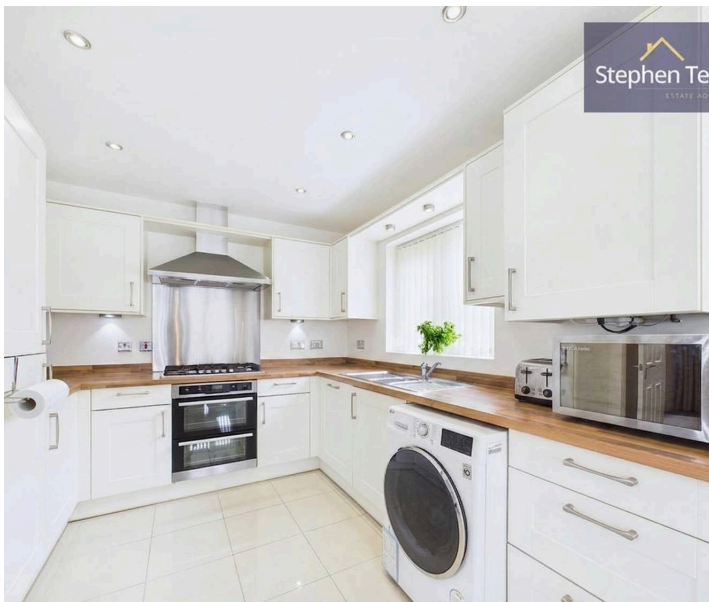
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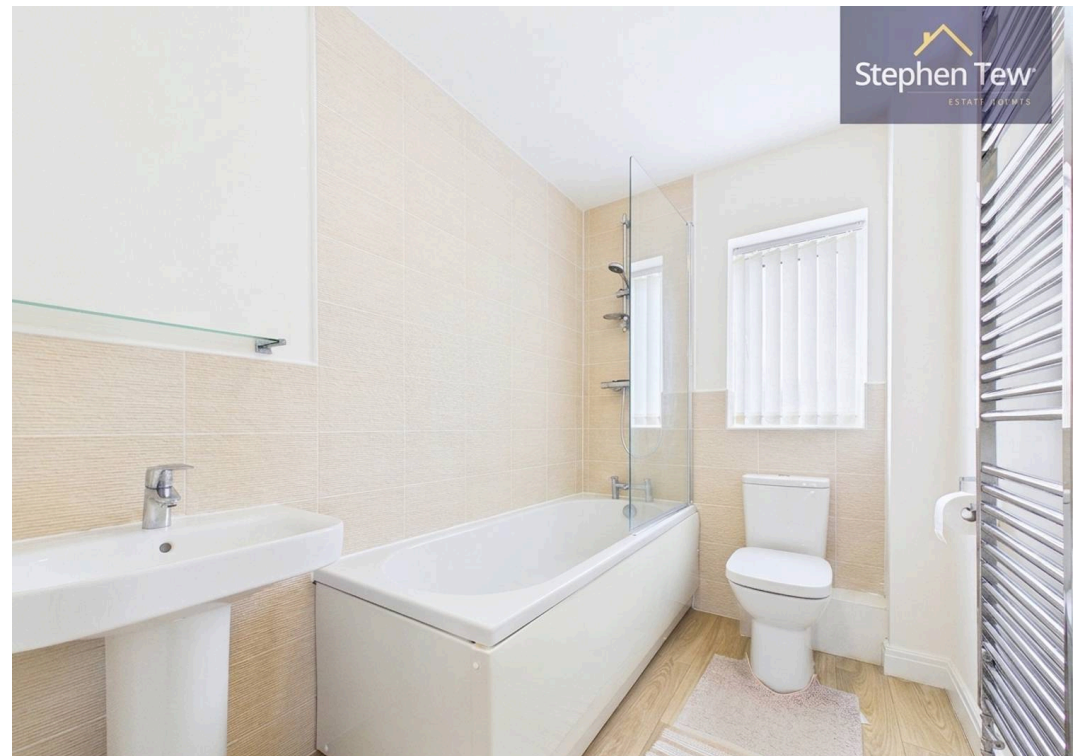
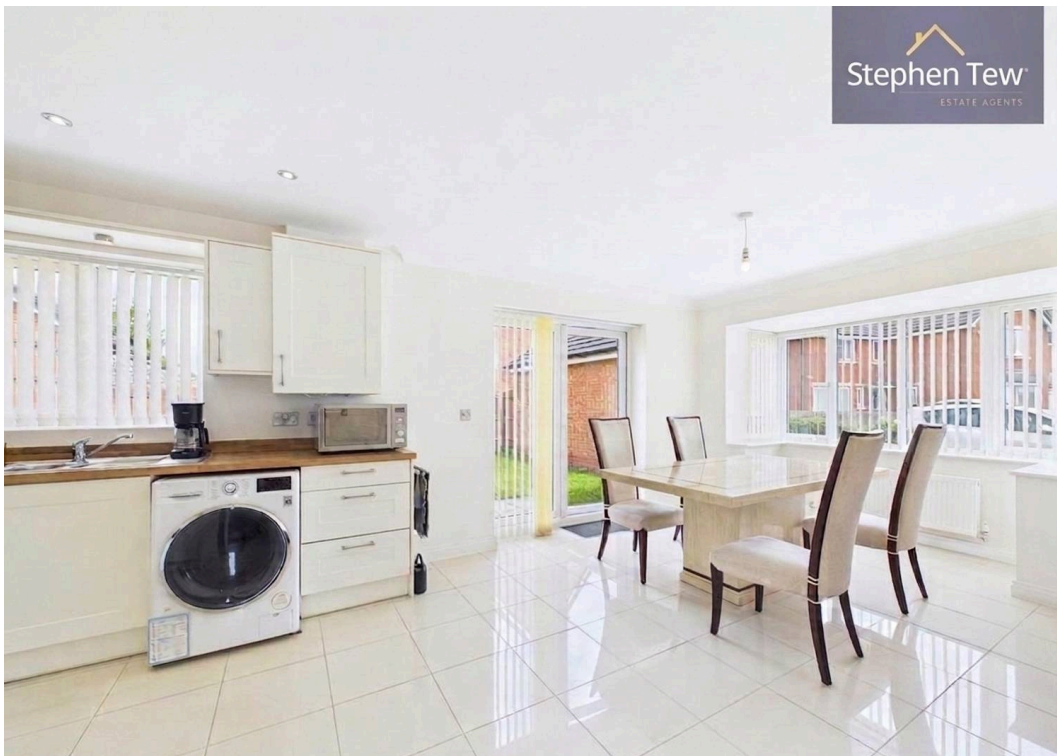
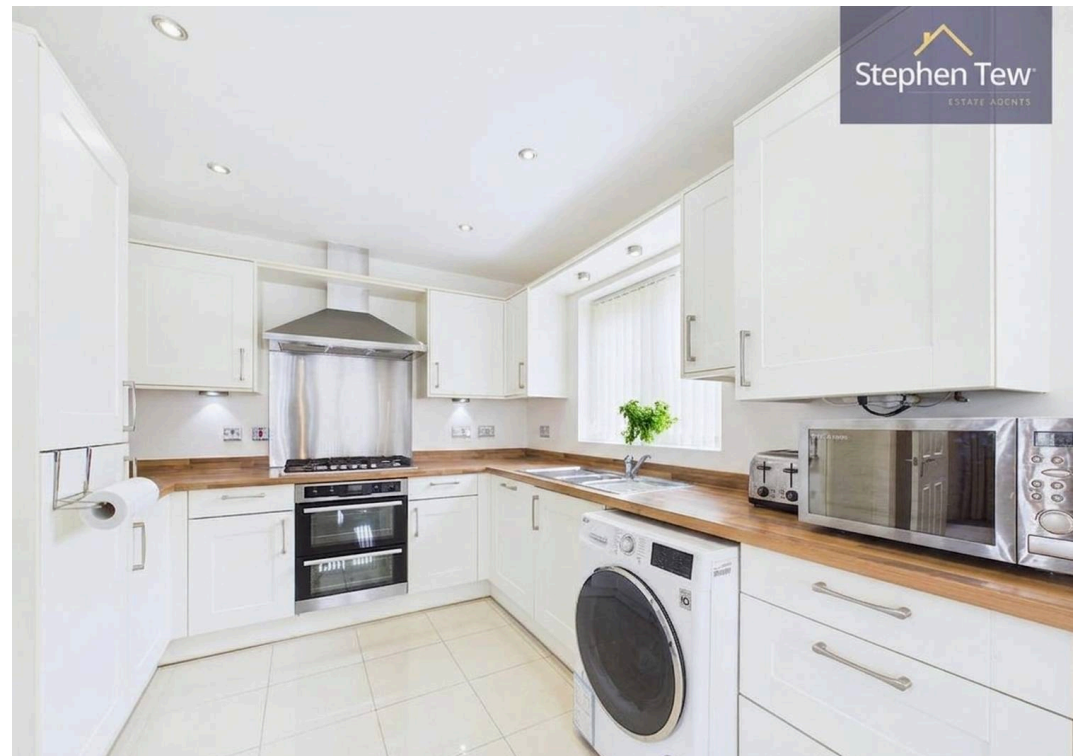
Bedroom 4

9' 3" x 6' 8" (2.83m x 2.02m)

Bathroom

8' 3" x 5' 6" (2.51m x 1.68m)







REAR GARDEN

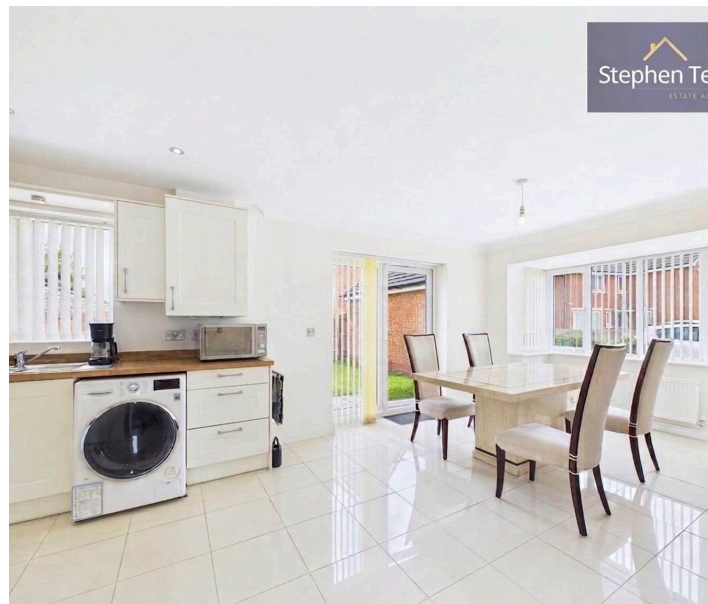
FRONT GARDEN

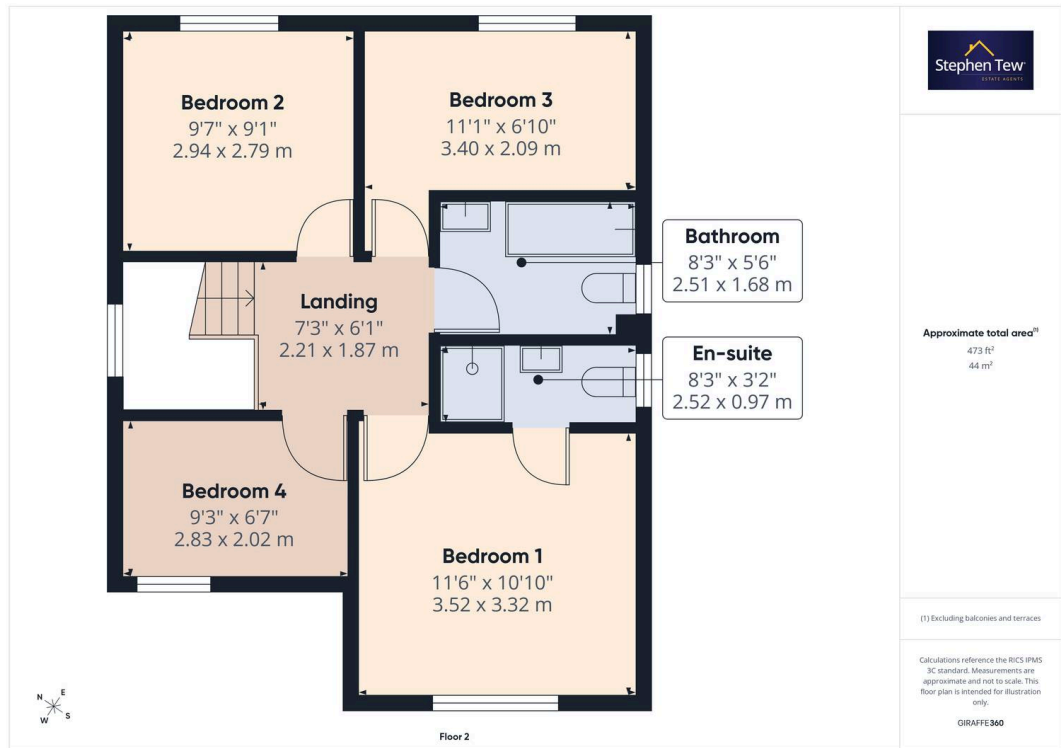
GARAGE

Single Garage

OFF STREET

1 Parking Space







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