

Stephen Tew
ESTATE AGENTS

42 Lomond Avenue, Blackpool

Blackpool

Offers Over £85,000

42 Lomond Avenue

Blackpool

This two bedroom semi detached first floor maisonette offers an excellent opportunity for buyers seeking a comfortable home in a desirable location. Accessed via a private entrance, the heart of the maisonette is a newly fitted kitchen, generous storage, and an integrated oven, providing a practical space. The spacious lounge is filled with natural light, perfect for both every-day living and social occasions. Two bedrooms provide ample room for furnishings and personal touches, making them ideal for restful nights or flexible use as a home office or guest room. The property also features a modern three piece wet room, which is finished with quality fittings to ensure convenience and comfort. A particular highlight is the detached garage, which offers secure storage or workshop space, as well as off-road parking, providing a practical solution for residents with vehicles or requiring extra storage. This maisonette combines the independence and privacy of a private entrance with the convenience of low maintenance living, making it an ideal choice for first time buyers, downsizers, or investors alike. The property also benefits from an exclusive-use rear garden and a shared front garden. Situated in a sought after residential area, the property is well positioned for access to local amenities, reputable schools, and transport links, ensuring that daily commutes and leisure activities are easily managed. This semi detached maisonette represents a rare opportunity to acquire a home in a well regarded neighbourhood.

Council Tax band: A

Tenure: Leasehold

- Semi detached first floor maisonette
- Private entrance, Newly Fitted Kitchen with Integrated Oven, Lounge/Diner, 2 Bedrooms & 3 Pc Wet room
- Welcoming outdoor space
- Detached Garage with off-road parking









Landing
13' 0" x 6' 1" (3.97m x 1.86m)

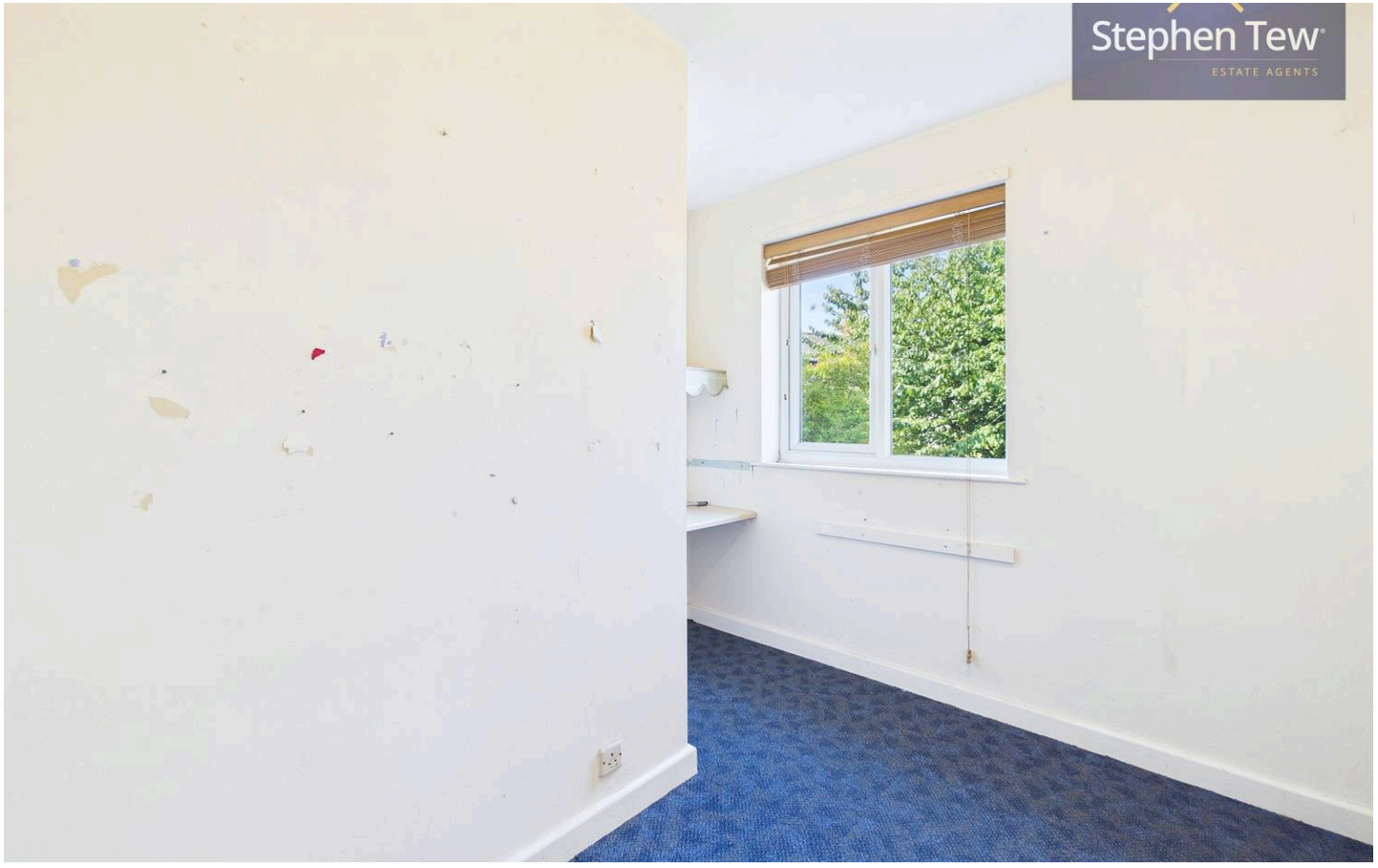
Lounge
12' 0" x 15' 1" (3.66m x 4.61m)

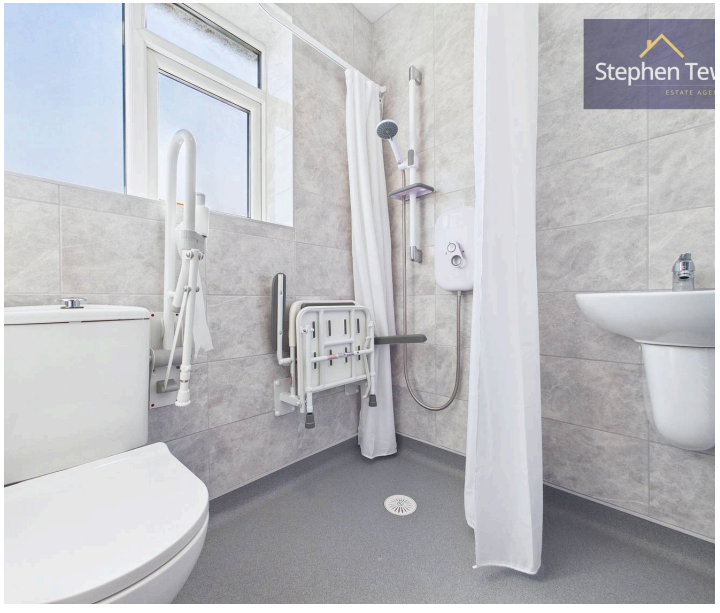
Kitchen
9' 10" x 6' 11" (3.00m x 2.11m)

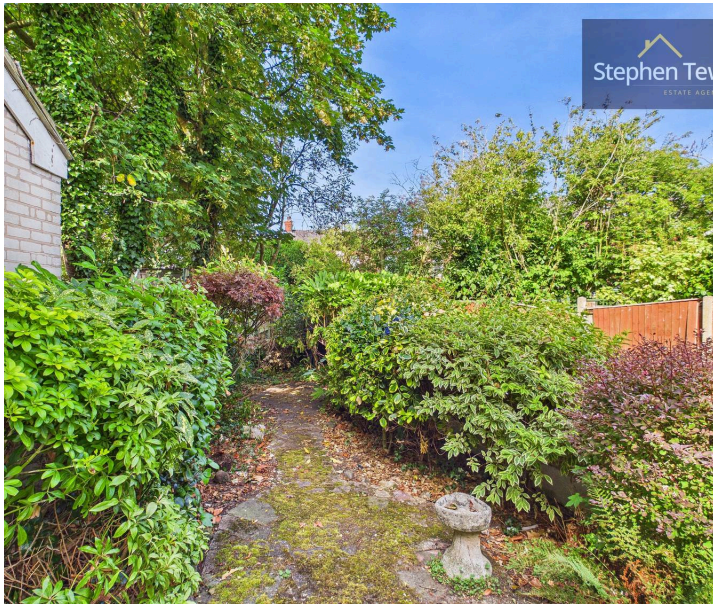
Bedroom 1
15' 1" x 12' 0" (4.61m x 3.66m)

Bedroom 2
12' 10" x 10' 11" (3.92m x 3.33m)

Bathroom
5' 8" x 5' 4" (1.72m x 1.63m)







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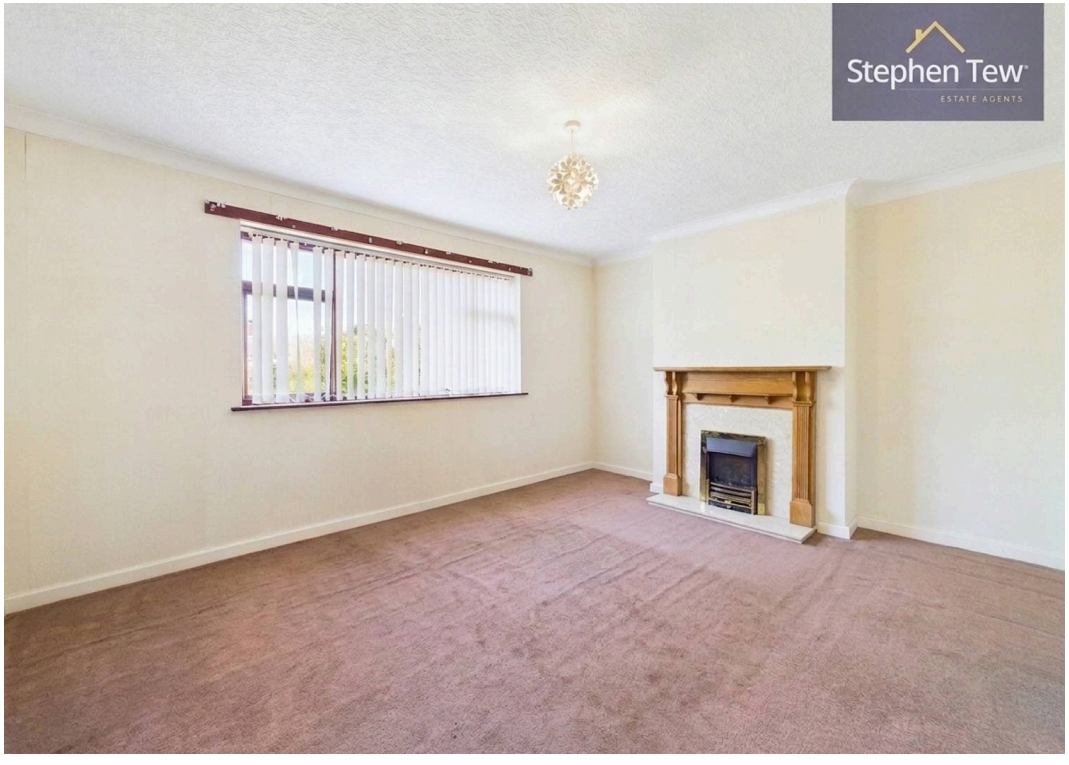
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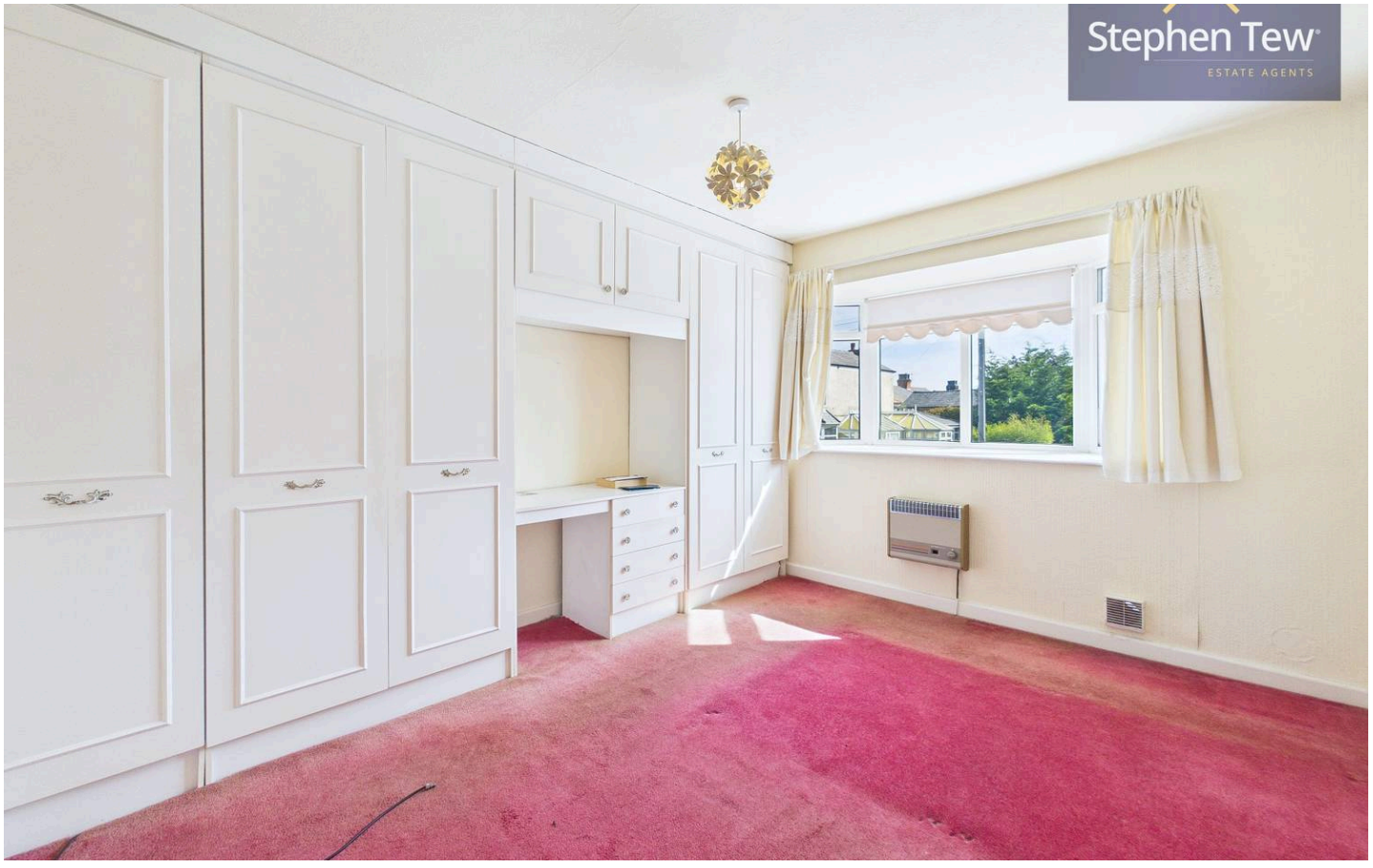
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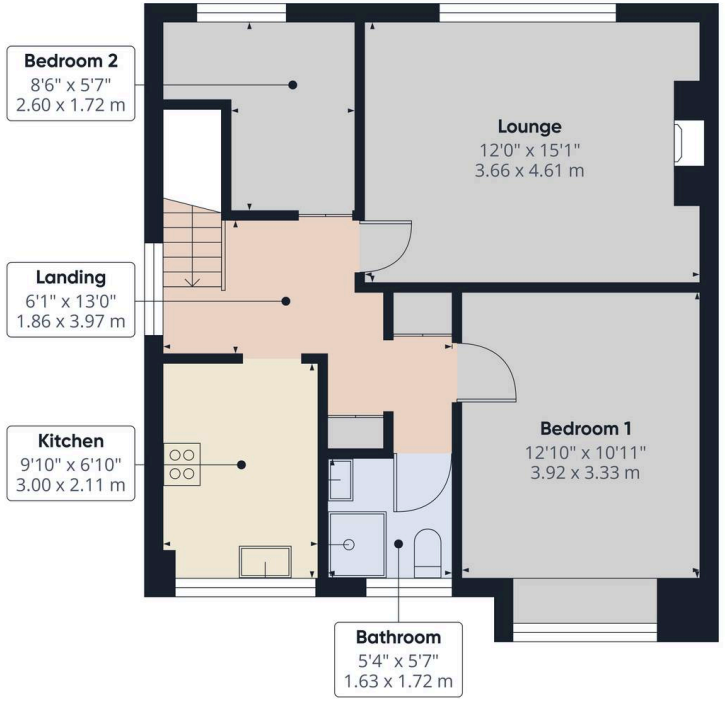




GARDEN

GARAGE

Single Garage



Floor 2

Approximate total area(1)

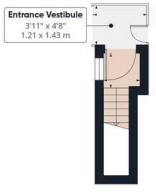
554 ft²

51.5 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



Floor 2

Approximate total area(1)

594 ft²

55.2 m²

Balconies and terraces

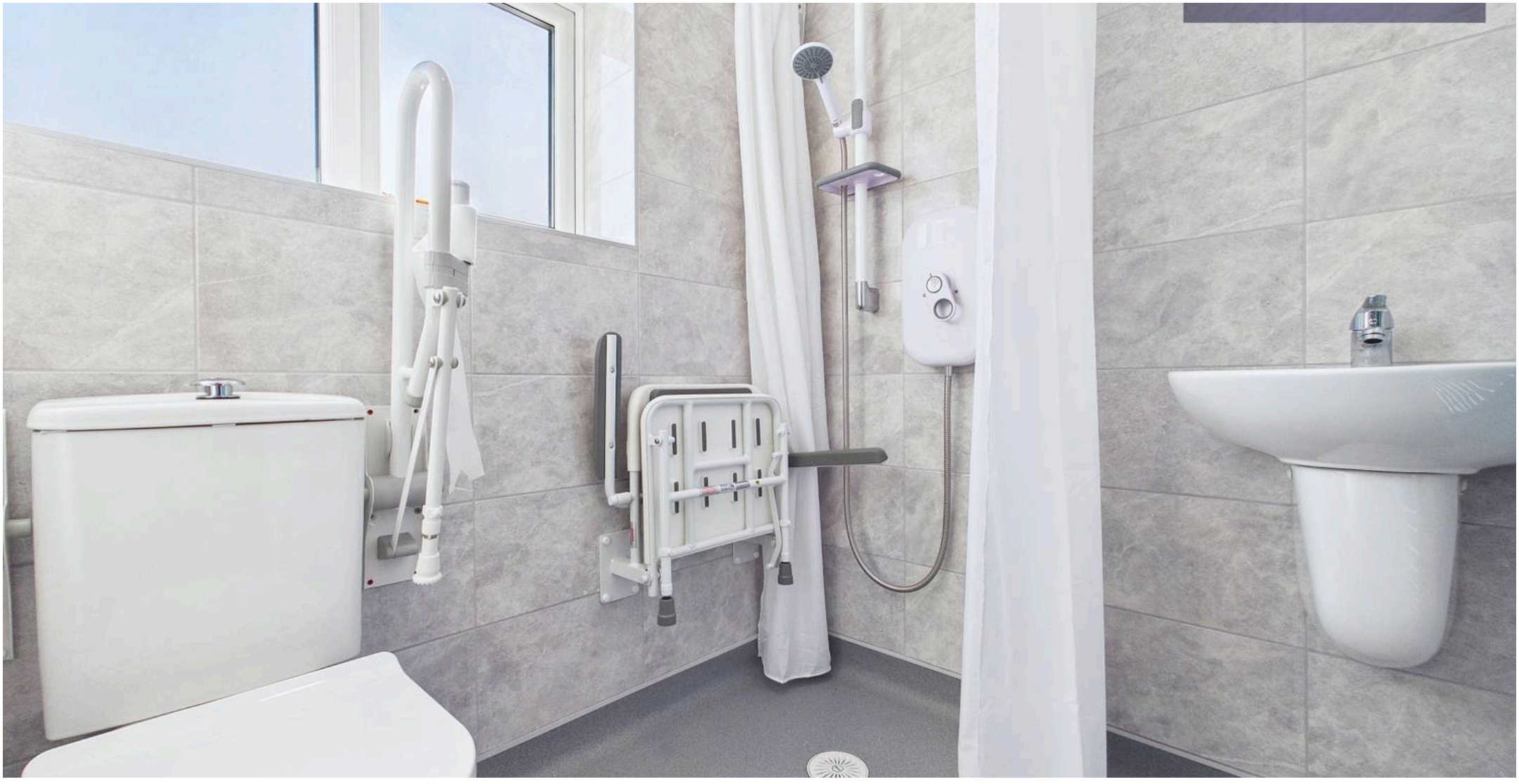
18 ft²

1.7 m²

(1) Excluding balconies and terraces

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