

Stephen Tew
ESTATE AGENTS

31 Balham Avenue, Blackpool

Blackpool

Offers Over £325,000

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Blackpool

This extended and spacious detached dormer bungalow presents a rare opportunity to acquire a versatile family home in a highly sought-after residential location, offered with no onward chain. The property welcomes you with a generous entrance hallway, leading through to a bright lounge with an adjoining dining area, ideal for entertaining guests or relaxing with family. A separate living room (which can also serve as a ground floor bedroom) provides flexibility for multi-generational living or home working. The heart of the home is a well-appointed fitted dining kitchen, complemented by a practical utility room with internal access to the garage. The ground floor also features a modern bathroom for added convenience. To the rear, a sun lounge opens into a further conservatory, creating a seamless flow of living space and offering tranquil views of the garden.

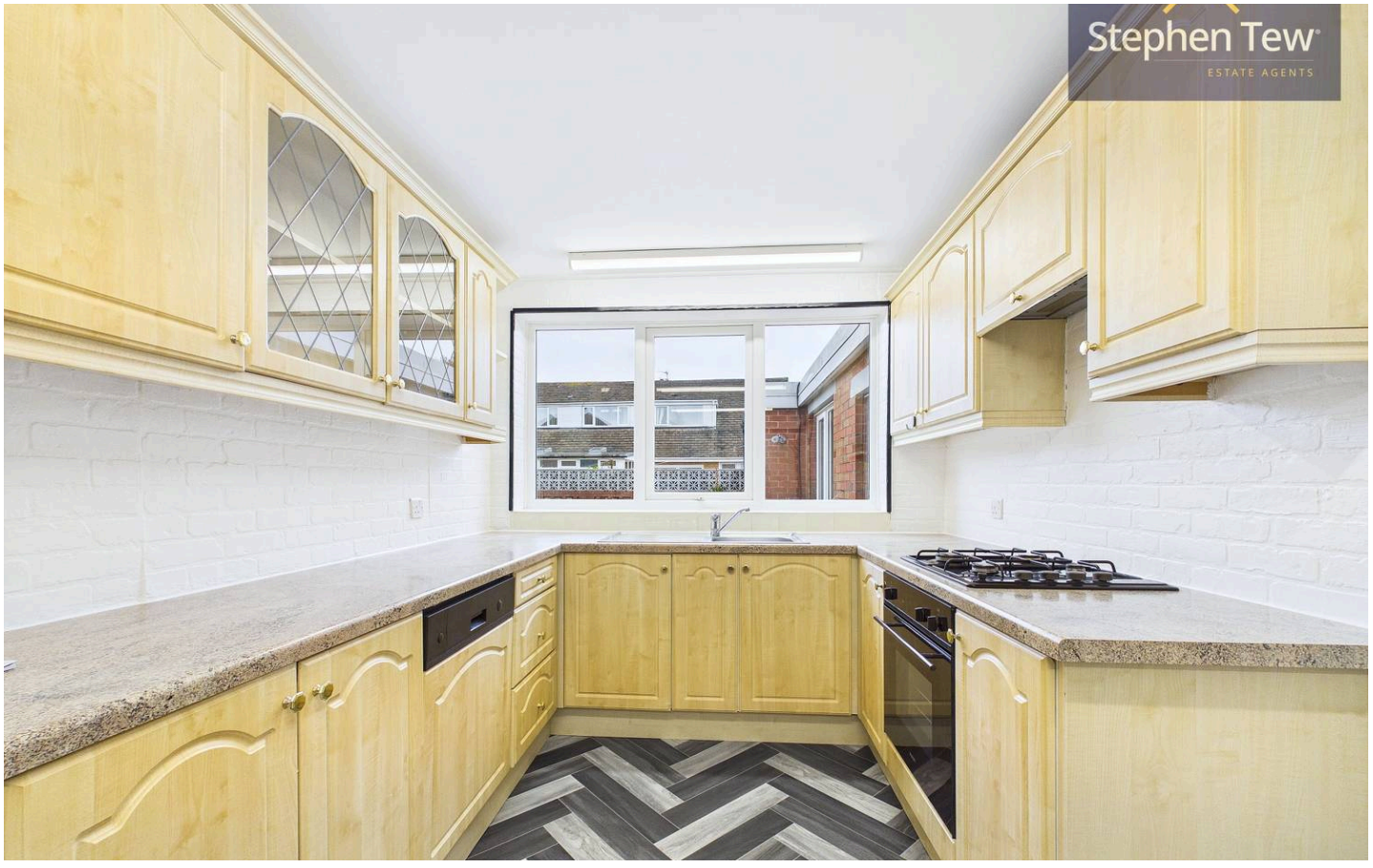
Upstairs, three comfortable bedrooms are served by a separate WC, making the layout ideal for family life. The property benefits from gas central heating and uPVC double glazing throughout, ensuring comfort and efficiency in all seasons.

Externally, the property boasts a private driveway providing ample off-road parking and direct access to the attached garage (perfect for secure vehicle storage or additional workspace). The west-facing rear garden is fully enclosed, offering a safe and peaceful environment for children and pets to play. Mature borders and established planting provide year-round interest, while a generous lawn and paved patio area create the perfect setting for outdoor dining or summer gatherings. The garden's orientation ensures plenty of afternoon and evening sunshine, making it an inviting space for relaxation and entertaining. Located within easy reach of local amenities, reputable schools, and excellent transport links, this impressive dormer bungalow is ideally positioned for both convenience and lifestyle. Early viewing is highly recommended to appreciate the space, flexibility, and potential this superb home has to offer.
Council Tax band: D

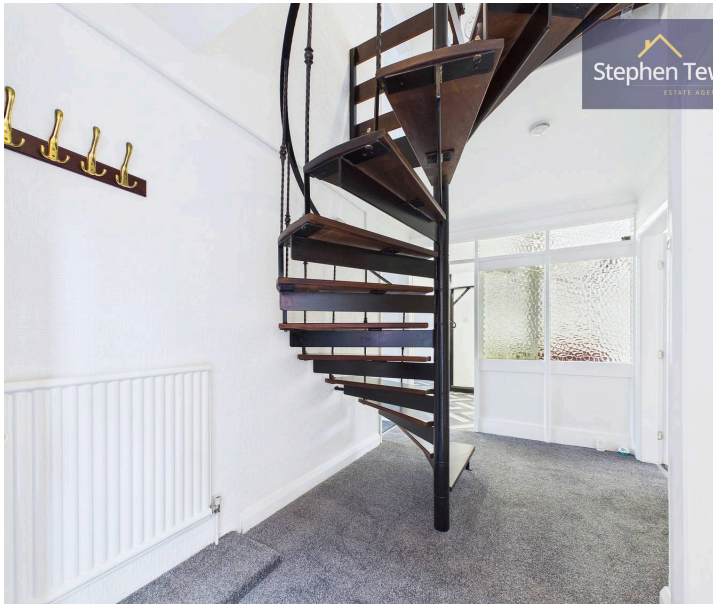
Tenure: Freehold

- Extended & Spacious Detached Dormer Bungalow situated in a prime residential location with no onward chain
- Entrance Hallway, Lounge with Dining Area, Living Room / Ground Floor









Entrance Hallway

Bathroom
9' 0" x 7' 3" (2.75m x 2.21m)

Lounge
14' 9" x 13' 9" (4.50m x 4.20m)

Dining Area

Bedroom 4 / Living Room
13' 5" x 12' 3" (4.08m x 3.73m)

Dining Kitchen
14' 9" x 10' 10" (4.50m x 3.30m)

Utility Room
9' 10" x 4' 11" (3.00m x 1.50m)

Garage
19' 8" x 9' 10" (6.00m x 3.00m)

Sun Lounge
11' 10" x 9' 10" (3.60m x 3.00m)

Conservatory
10' 10" x 7' 10" (3.30m x 2.40m)

First Floor

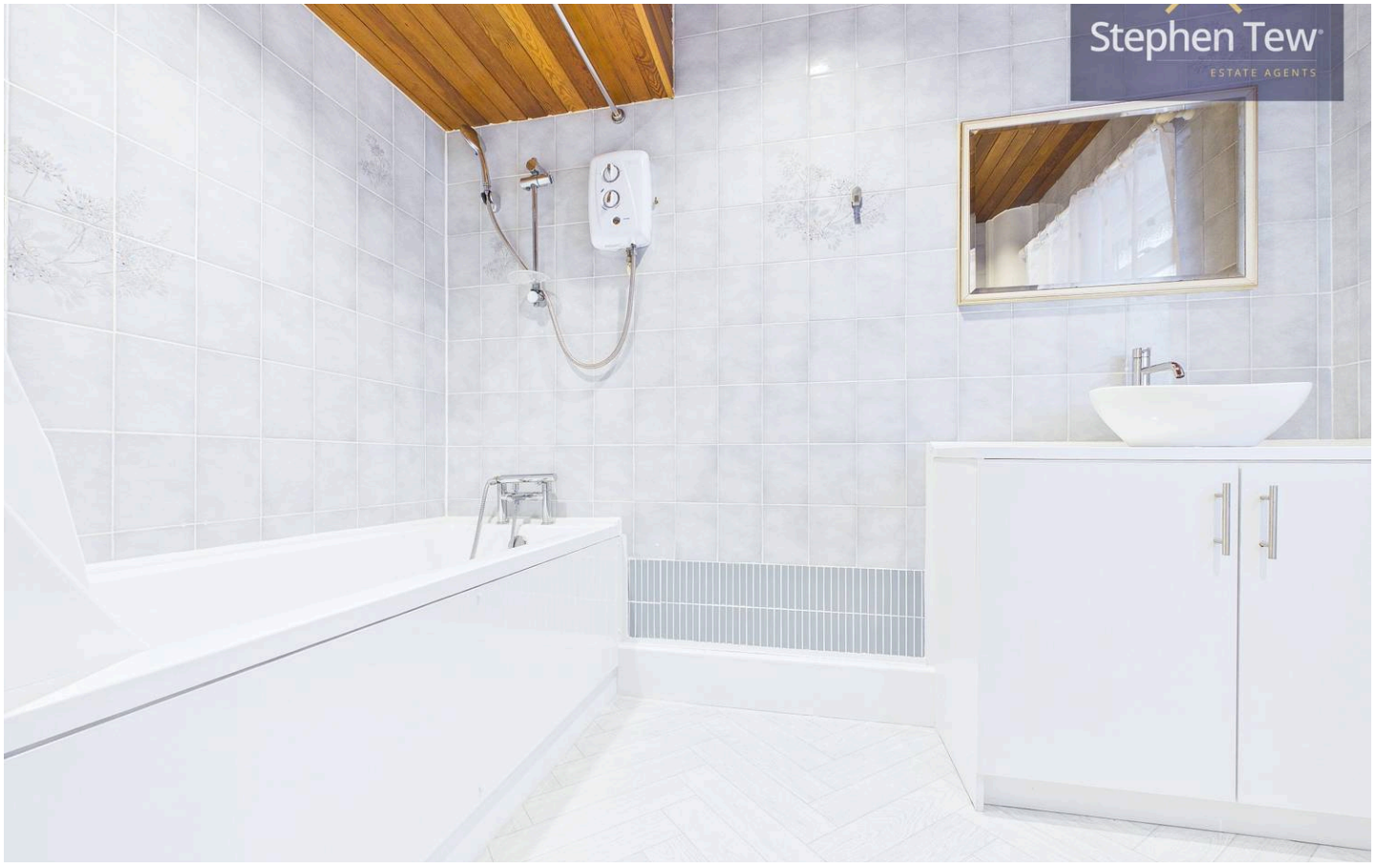
Landing

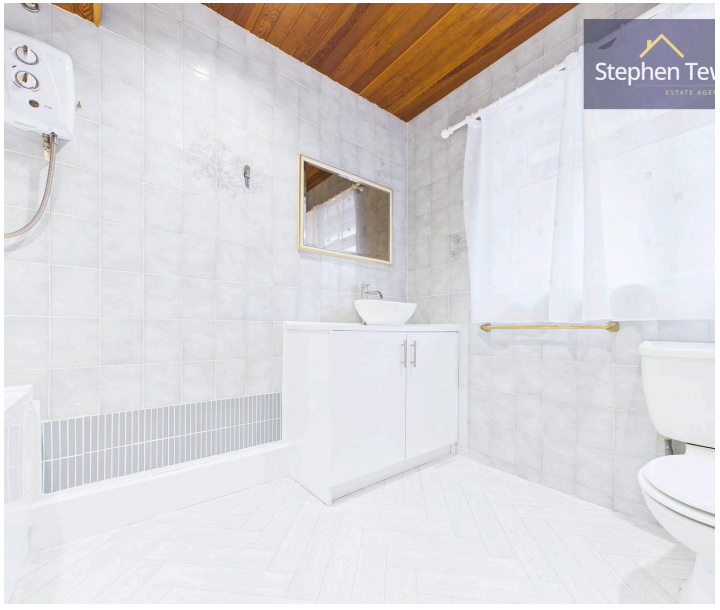
Bedroom 1
13' 2" x 14' 11" (4.01m x 4.54m)

Bedroom 2
14' 2" x 9' 11" (4.33m x 3.03m)

Bedroom 3
8' 7" x 9' 0" (2.61m x 2.74m)

WC
4' 11" x 4' 11" (1.50m x 1.50m)







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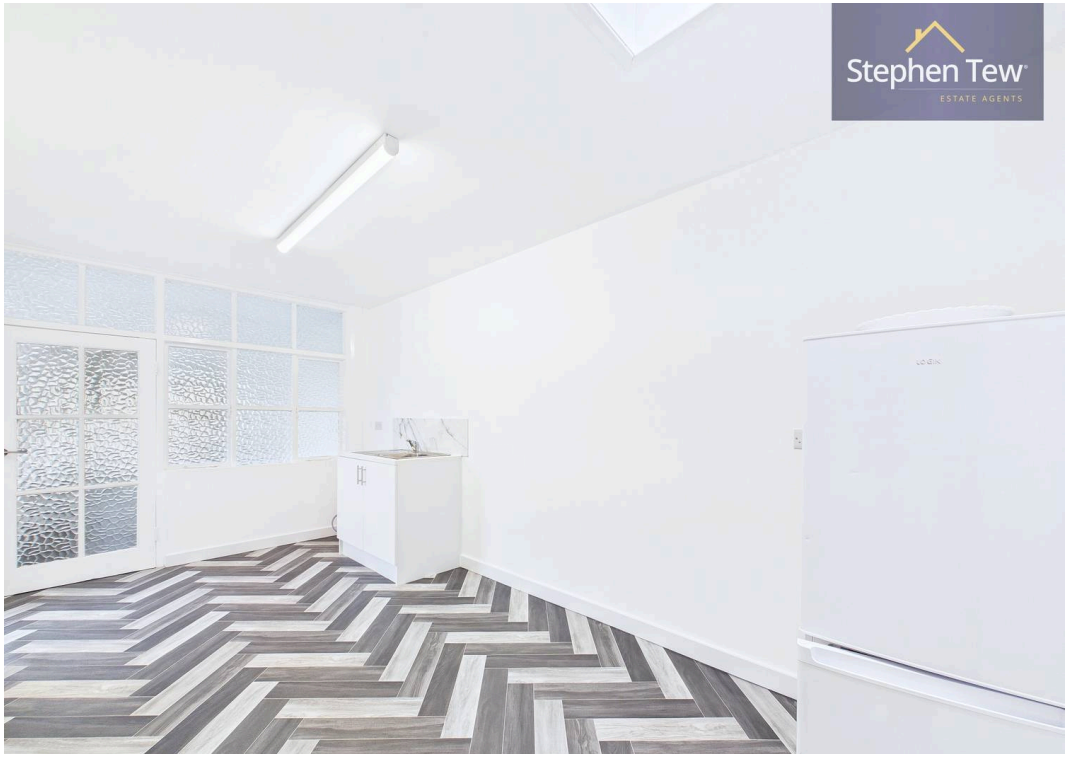
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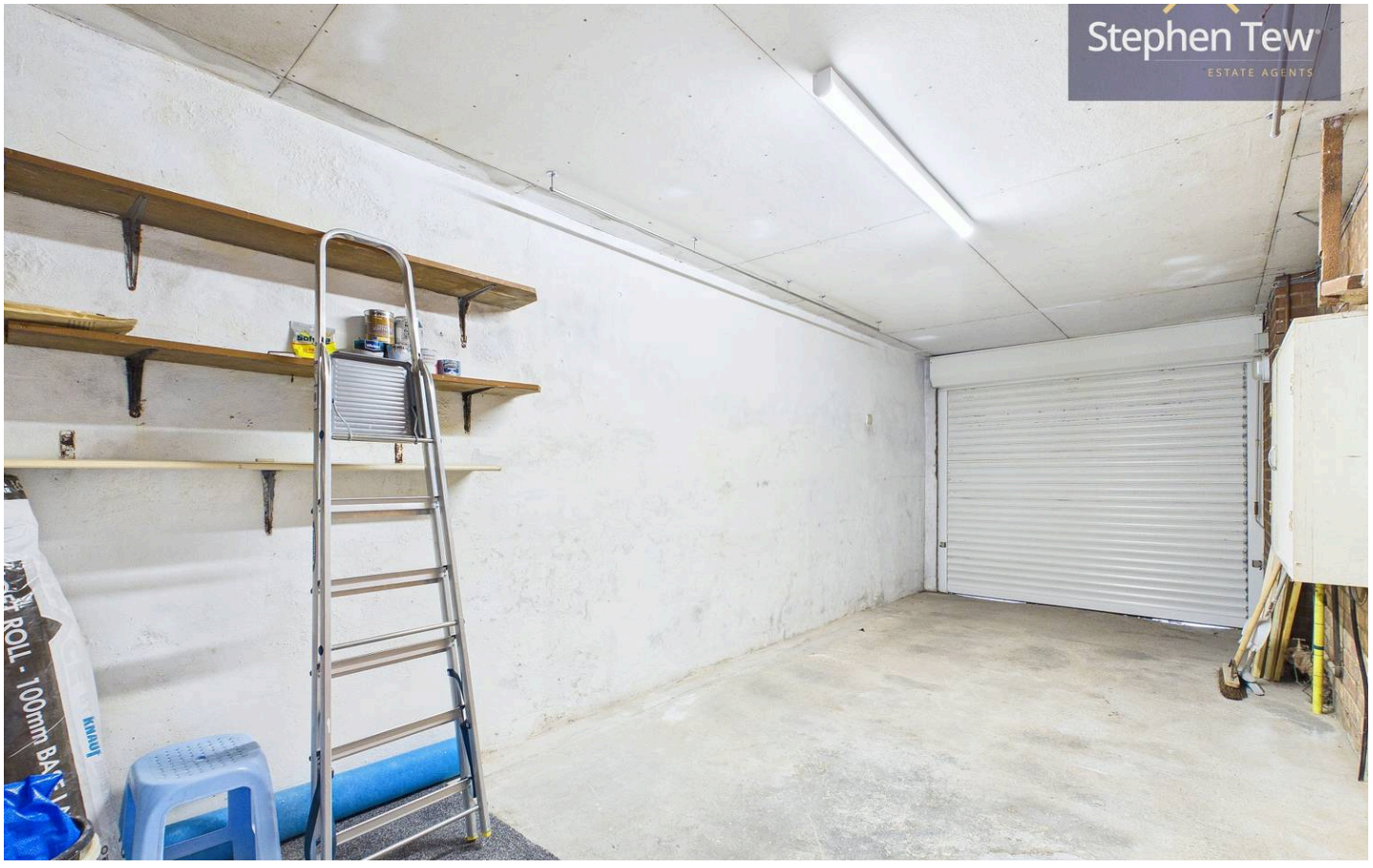
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FRONT GARDEN

REAR GARDEN

DRIVEWAY

3 Parking Spaces

GARAGE

Single Garage



Floor 1

Approximate total area(1)

1440 ft²

133.8 m²

Reduced headroom

9 ft²

0.9 m²

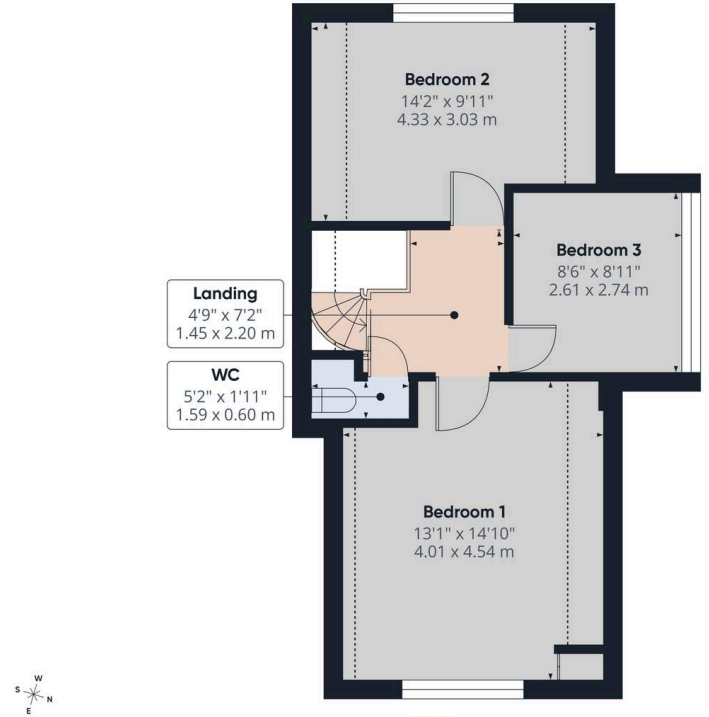
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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 2

Approximate total area(1)

473 ft²

44 m²

Reduced headroom

82 ft²

7.6 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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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