



3 Bedrooms

House

Offers in the region of

£289,950

Located in

Blackpool



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# 15 Sandhills Avenue

Blackpool | | FY4 1QQ



Spacious 3 bedroom and 3 cosy reception rooms in Sandhills Avenue, Blackpool, chain free this delightful house offers a perfect blend of comfort and convenience. Spanning an impressive 1,249 square feet, the property boasts two spacious reception rooms, ideal for both relaxation and entertaining guests. The well-appointed kitchen provides a functional space for culinary pursuits, while the three inviting bedrooms ensure ample accommodation for families or those seeking extra space.

With two modern bathrooms, morning routines are made effortless, catering to the needs of busy households. The property also features parking for one vehicle, adding to the convenience of urban living.

This home is situated in a vibrant community, close to local amenities and transport links, making it an excellent choice for those looking to enjoy the best of Blackpool. Whether you are a first-time buyer or seeking a family home, this property presents a wonderful opportunity to create lasting memories in a welcoming environment. Don't miss the chance to make this charming house your new home.

# 15 Sandhills Avenue

£289,950 Freehold



- 3 spacious bedrooms
- Close to Blackpool amenities
- Viewing recommended
- Easy access to transport
- sea view
- 1,249 sq ft of space
- Ideal family home
- Near schools and parks
- chain free
- security cameras fitted



Approx Gross Internal Area  
126 sq m / 1357 sq ft



Ground Floor  
Approx 81 sq m / 873 sq ft

First Floor  
Approx 45 sq m / 483 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Council Tax Band C

## Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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