



20 Mythop Road, Blackpool, FY4 4UZ

Price: Offers Over £235,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

- Unique Extended Three Bedroom Semi Detached Family Home
- Popular Location With Excellent Motorway Access
- Stunning Open Plan Family And Entertaining Space
- Modern Kitchen With Central Island And Bi Folding Doors
- Three Well Proportioned Bedrooms And Family Bathroom
- Self Contained Annex Ideal For Co Generational Living

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20 Mythop Road, Blackpool

INTRODUCTION

This unique and substantially extended three-bedroom semi-detached family home is ideally situated in a popular residential area, offering excellent access to major motorway links, perfect for commuters and growing families alike. The property also presents fantastic potential for co-generational living, thanks to its versatile layout and separate accommodation.

Upon entering the home, you are welcomed by an inviting entrance hallway which sets the tone for the rest of the property. To the front, there is a well-proportioned lounge featuring a charming bay window, allowing for plenty of natural light and creating a cosy yet elegant living space.

To the rear, the property has been thoughtfully extended and opened up to create an impressive open-plan family and entertaining area. This stunning space is undoubtedly the heart of the home, boasting a central island that serves as a striking focal point, alongside a comprehensive range of matching wall and base units. The room is flooded with light via bi-folding doors, which seamlessly connect the indoor space to the rear garden, ideal for modern family living and entertaining guests.

The first floor comprises three well-sized bedrooms and a contemporary white three-piece family bathroom. Additionally, there is a boarded loft space, offering excellent storage or potential for further use, subject to any necessary consents.

Externally, the property continues to impress. The former double garage has been converted into a fully self-contained living space, making it ideal for extended family, guests. This accommodation includes a lounge, kitchen, workspace, double bedroom, and a separate bathroom. The bedroom also benefits from direct access to a private garden area, providing a peaceful retreat.

To the front of the property, there is off-road parking, adding to the overall convenience and appeal.

This is a truly versatile and spacious home that must be viewed to fully appreciate the quality of accommodation on offer.

TENURE

The property is **Freehold**

COUNCIL TAX

Band "B"



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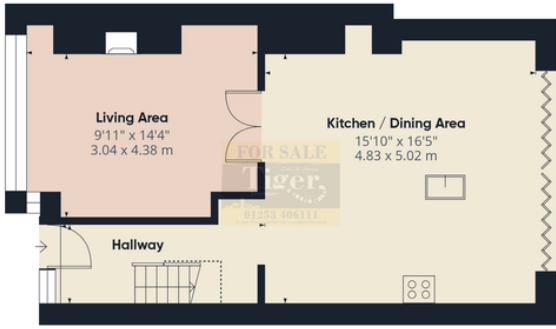
PLEASE NOTE

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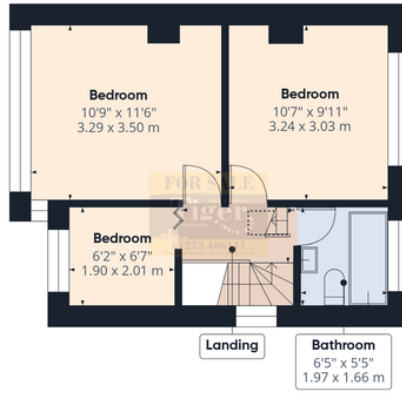
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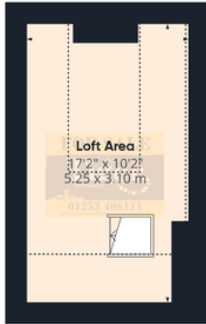
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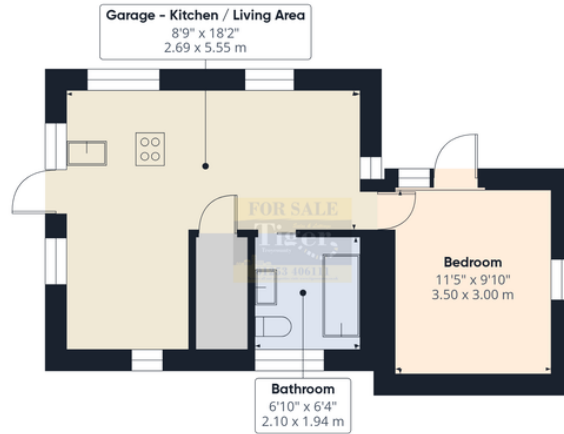
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area^m
1392 ft²
129.3 m²

Reduced headroom
116 ft²
10.7 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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