



**154 Newhouse Road, Blackpool, FY4 4JN**

**Price: £100,000**

- Popular Residential Location Close To Local Amenities And Motorway Links
- Spacious Lounge Featuring Attractive Bay Window To Front Elevation
- Open-Plan Kitchen And Breakfast Room Ideal For Modern Living
- Versatile Rear Extension Providing Additional Living Space
- Two Well-Proportioned Bedrooms And Family Bathroom
- Large Enclosed Rear Garden Offering Excellent

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## INTRODUCTION

Attractive Two-Bedroom Home with Spacious Garden and No Onward Chain

Situated within the highly sought-after residential area of Marton, this two-bedroom property presents an excellent opportunity for first-time buyers, growing families, or investors alike. Ideally positioned close to a wide range of local amenities, including supermarkets, convenience stores, schools, leisure facilities, and excellent transport links, the property also benefits from easy access to nearby motorway networks, making it perfectly suited for commuters.

Upon entering the property, you are welcomed into a bright and spacious entrance hallway which leads through to a generously proportioned lounge. This inviting reception room enjoys an abundance of natural light courtesy of the attractive bay window to the front elevation, creating a warm and comfortable living space ideal for both relaxing and entertaining guests. The lounge flows seamlessly through to the heart of the home: a spacious open-plan kitchen and breakfast room.

The kitchen has been thoughtfully arranged to maximise both practicality and functionality, offering ample worktop space, a range of fitted units, and plenty of room for dining furniture, making it an ideal space for family meals and social gatherings. Beyond the kitchen, a useful rear extension provides additional versatile accommodation, which could be utilised as a dining area, garden room, home office, or playroom, depending on the needs of the new owner. Doors open directly onto the rear garden, allowing for an effortless connection between indoor and outdoor living.

To the first floor, the property offers two well-proportioned bedrooms. The principal bedroom is generously sized and benefits from excellent natural light, while the second bedroom provides flexible accommodation suitable for a child's room, guest bedroom, dressing room, or home workspace. Completing the first-floor accommodation is a well-appointed bathroom suite.

Externally, the property continues to impress. To the rear, a substantial enclosed garden offers tremendous potential for landscaping and personalisation. While some maintenance and cultivation may be required, the space provides a fantastic blank canvas for keen gardeners and outdoor enthusiasts alike. With sufficient room for seating areas, children's play equipment, vegetable plots, or entertaining spaces, the garden offers endless possibilities for creating a wonderful outdoor retreat.

To the front of the property, a low-maintenance frontage provides valuable off-road parking, adding to the convenience and practicality of this appealing home.

Offered to the market with the significant advantage of no onward chain, this property is ready for immediate purchase and occupation. Combining spacious



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accommodation, excellent outdoor space, a convenient location, and considerable scope for enhancement, this is a fantastic opportunity to acquire a home with both character and potential in a popular residential setting.

Early viewing is highly recommended to fully appreciate everything this property has to offer.

## TENURE

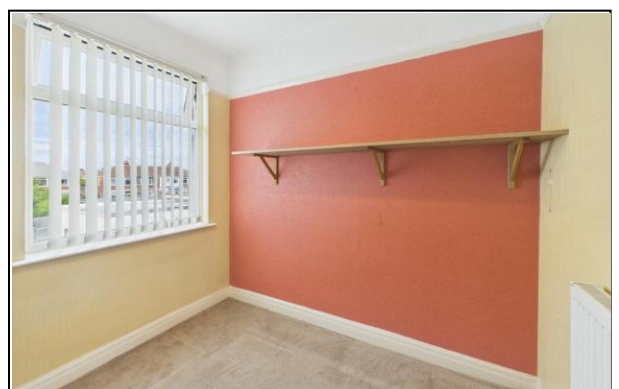
The property is **Freehold**

## COUNCIL TAX

Band "A"

## PLEASE NOTE

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