



4 Newlands Avenue, Blackpool, FY3 9PG

Price: £169,950

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

- Highly Sought-After Stanley Park Location
- Three Bedroom Semi-Detached Family Home
- Requiring Renovation Throughout With Huge Potential
- Two Spacious Reception Rooms
- Downstairs WC And First Floor Bathroom With Separate WC
- Private Rear Garden With Brick Built Garage
- Off Road Parking With Gated Front Access
- Council Tax Band - B

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INTRODUCTION Occupying a highly sought-after residential position close to the beautiful Stanley Park, this spacious three-bedroom semi-detached family home presents an exciting opportunity for buyers looking to create their dream home. Requiring modernisation throughout, the property offers exceptional potential to renovate, extend (subject to the necessary planning permissions) and add significant value, making it an ideal purchase for families, developers or investors alike.

Upon entering the property, you are welcomed by a generous entrance hallway, creating an impressive first impression and providing access to the principal ground floor accommodation. A convenient downstairs WC adds practicality for family living, whilst two spacious reception rooms offer versatile living space. Whether utilised as separate lounge and dining rooms, a family room, home office or children's playroom, these well-proportioned rooms provide endless possibilities to suit a variety of lifestyles.

To the rear of the property, the kitchen overlooks the garden and provides direct access outside. Although requiring refurbishment, the layout offers excellent scope to create a stunning contemporary kitchen and dining space, perfectly suited to modern family life.

The first floor continues to impress with three well-proportioned bedrooms, all offering comfortable accommodation with plenty of natural light. The family bathroom is complemented by a separate WC, providing additional convenience and further potential for reconfiguration should a purchaser wish to create a larger luxury bathroom.

Externally, the property benefits from a private rear garden, offering an excellent space for families, gardening enthusiasts or those looking to create an outdoor entertaining area. A brick-built garage with an electric up-and-over door provides secure storage or parking, whilst the front of the property is enclosed by a low brick wall with gated access, leading to off-road parking.

Situated within one of the area's most desirable locations, the property enjoys easy access to the picturesque Stanley Park, highly regarded schools, local amenities, transport links and Blackpool Victoria Hospital, making it a fantastic choice for growing families.

Properties in this location with such outstanding potential are rarely available. Offering generous accommodation, excellent outside space and the opportunity to create a truly exceptional family home, early viewing is highly recommended to fully appreciate everything this property has to offer.

APPROXIMATE AGE OF THE PROPERTY

1920s

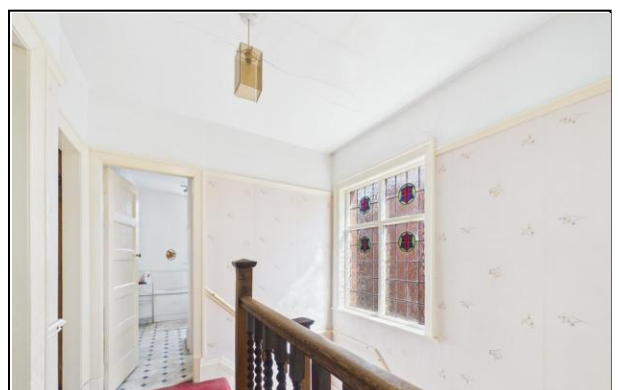
TENURE

The property is **Freehold**

SERVICE CHARGE

Band **B**

ANNUAL COUNCIL TAX AMOUNT



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BROADBAND COVERAGE

We are advised that the property can obtain

MOBILE DATA

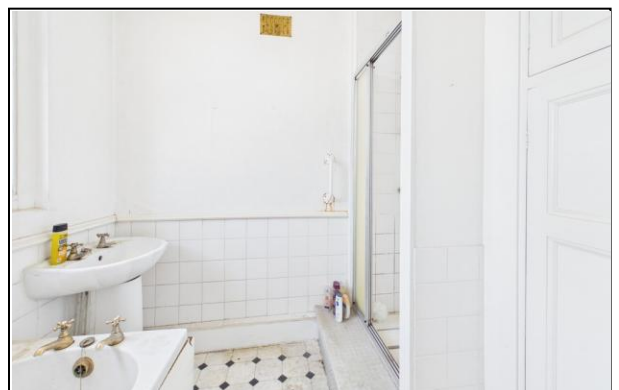
We are advised that you are likely to have mobile coverage

We would suggest that you also make your own enquiries as to Mobile Data coverage <https://www.ofcom.org.uk/mobile-coverage-checker>

PLEASE NOTE

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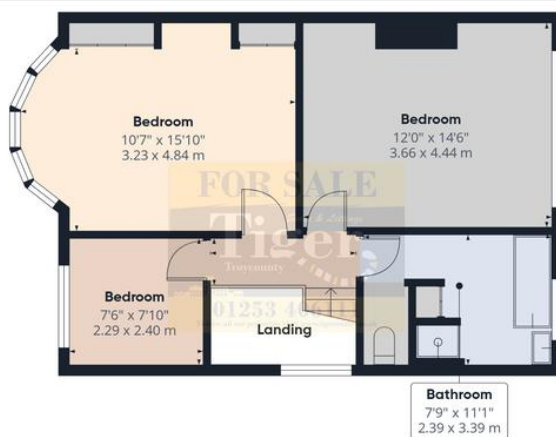
30/07/2026



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Ground Floor



Floor 1



Approximate total area⁽¹⁾
1085 ft²
100.9 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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