



Stephen Tew
ESTATE AGENTS
FOR SALE
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Sawley Avenue, Blackpool

Offers Over **£200,000**

Sawley Avenue

Blackpool

This immaculately presented 3-bedroom semi-detached house offers a welcoming charm with its spacious hallway leading to a comfortable lounge/diner perfect for entertaining. The well-appointed kitchen features an integrated gas hob/oven, while the conservatory provides a tranquil space to unwind. The property boasts a modern 3-piece bathroom suite, upstairs and downstairs, alongside three bedrooms, two of which include fitted wardrobes. Every modern convenience has been considered, fully boarded loft with pull-down ladder, solar panels and double glazing throughout.

Externally, the property showcases a charming front garden and driveway, for 2 cars, alongside a generously sized rear garden, perfect for outdoor enjoyment and relaxation. The landscaped rear garden provides a peaceful oasis, complete with composite decking for alfresco dining. Whether it be a quiet evening in the beautifully landscaped garden, or the ease of access provided by the front driveway and garage, this property effortlessly accommodates both modern living and traditional comforts.

Council Tax band: C

Tenure: Freehold

- Hallway, Open Plan Lounge/Diner, Kitchen with integrated Gas Hob/Oven, Conservatory, Modern 3 Piece Suite GF Shower Room
- 3 Bedrooms 2 with fitted wardrobes, Modern 3 Piece Bathroom
- Garage and Driveway for 2 cars
- Landscaped Rear Garden, With Composite Decking Area
- UPVC Double Glazed Throughout, Gas Central Heating
- Boiler 5 years old, located in small bedroom
- Loft Fully Boarded with Pull Down Ladder
- Solar Panels Installed



**Hallway**

16' 0" x 5' 9" (4.89m x 1.75m)

Lounge/Diner

26' 10" x 12' 1" (8.18m x 3.69m)

Kitchen

9' 7" x 18' 1" (2.91m x 5.51m)

Conservatory

9' 7" x 9' 0" (2.92m x 2.75m)

GF Bathroom

7' 4" x 5' 10" (2.23m x 1.77m)

Landing

6' 9" x 4' 0" (2.06m x 1.23m)

Bedroom 1

12' 6" x 10' 8" (3.80m x 3.25m)

Bedroom 2

11' 5" x 12' 0" (3.47m x 3.67m)

Bedroom 3

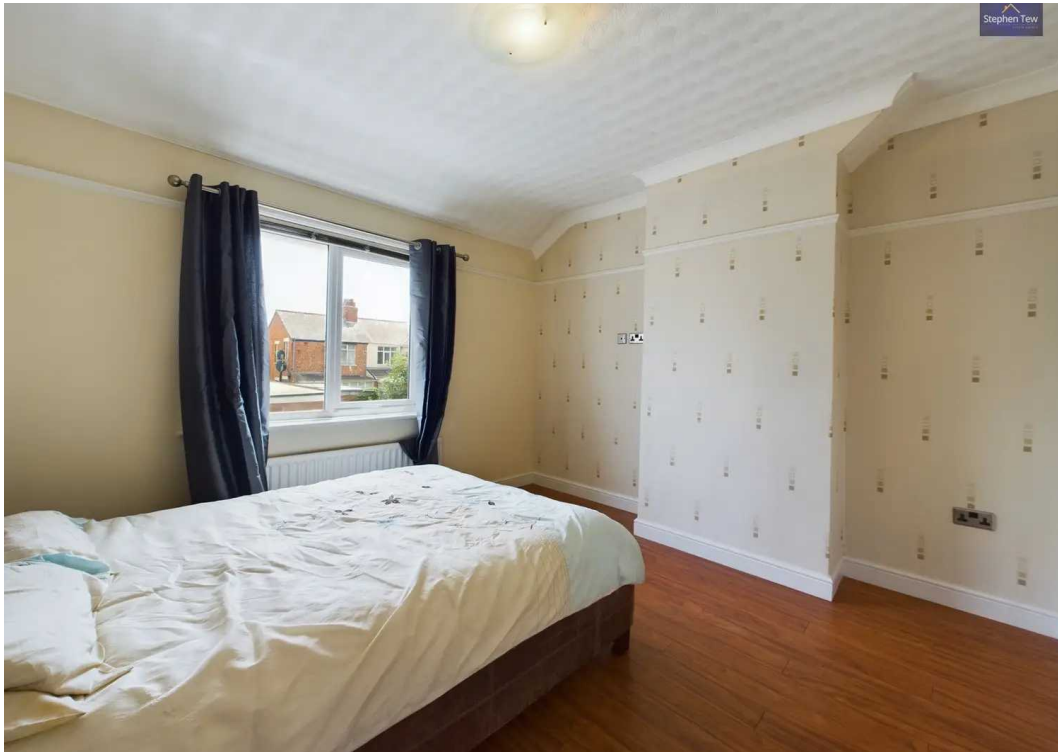
9' 2" x 7' 3" (2.79m x 2.20m)

Bathroom

7' 5" x 5' 10" (2.27m x 1.79m)









FRONT GARDEN

Front Garden/Driveway

REAR GARDEN

Enclosed landscaped garden to the rear

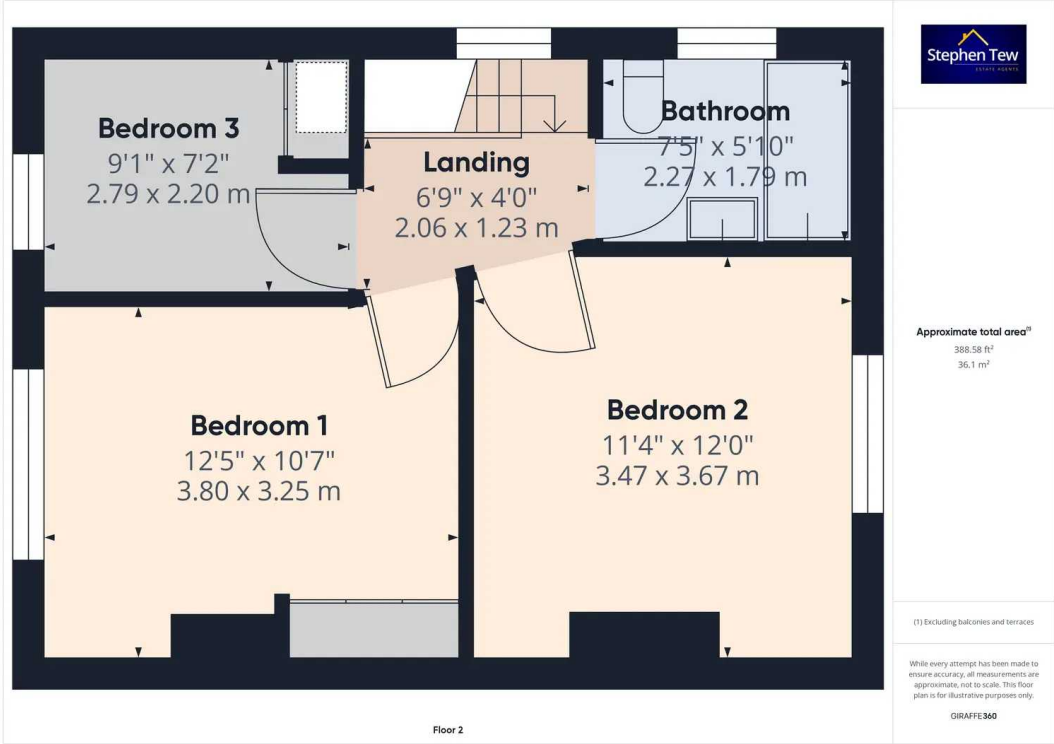
GARAGE

Single Garage

DRIVEWAY

2 Parking Spaces







Stephen Tew Estate Agents

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