

**26 Kingston Avenue, Blackpool**

Blackpool

Offers Over **£150,000**

# 26 Kingston Avenue

Blackpool

A charming opportunity presents itself with this 3-bedroom semi-detached family home, nestled within a sought-after residential location. The property boasts a comfortable layout with the ground floor comprising of a welcoming lounge, a dining room ideal for family gatherings, a fitted kitchen, and a convenient utility room. Ascend to the first floor to find three bedrooms, bathroom, a separate WC, and a versatile office space that could also function as a potential fourth bedroom.

Step outside to discover a low-maintenance paved garden at the rear of the property, providing a private and tranquil outdoor space for relaxation or entertaining guests. Whether seeking a peaceful retreat or a space to socialise, this charming property offers a perfect balance of indoor and outdoor living spaces for a comfortable lifestyle. Schedule a viewing today to fully appreciate all that this home has to offer.

Council Tax band: C

Tenure: Freehold

- 3 Bedroom Semi-Detached Family Home in Popular Residential Location
- Lounge, Dining Room, Kitchen, Utility Room to the Ground Floor
- 3 Bedrooms, Bathroom, Separate WC, Office/Potential 4th Bedroom to the First Floor
- Enclosed Low Maintenance Garden to the rear





**Entrance vestibule**  
3' 0" x 6' 1" (0.92m x 1.85m)

**Hallway**  
12' 9" x 6' 1" (3.89m x 1.86m)

**Lounge**  
12' 4" x 12' 10" (3.77m x 3.90m)

**Dining Room**  
14' 6" x 11' 6" (4.43m x 3.50m)

**Kitchen**  
9' 10" x 7' 5" (3.00m x 2.26m)

**Utility Room**  
6' 3" x 8' 3" (1.91m x 2.51m)

**Landing**  
10' 1" x 3' 7" (3.08m x 1.08m)

**Bedroom 1**  
12' 4" x 12' 3" (3.77m x 3.74m)

**Bedroom 2**  
14' 7" x 11' 6" (4.45m x 3.51m)

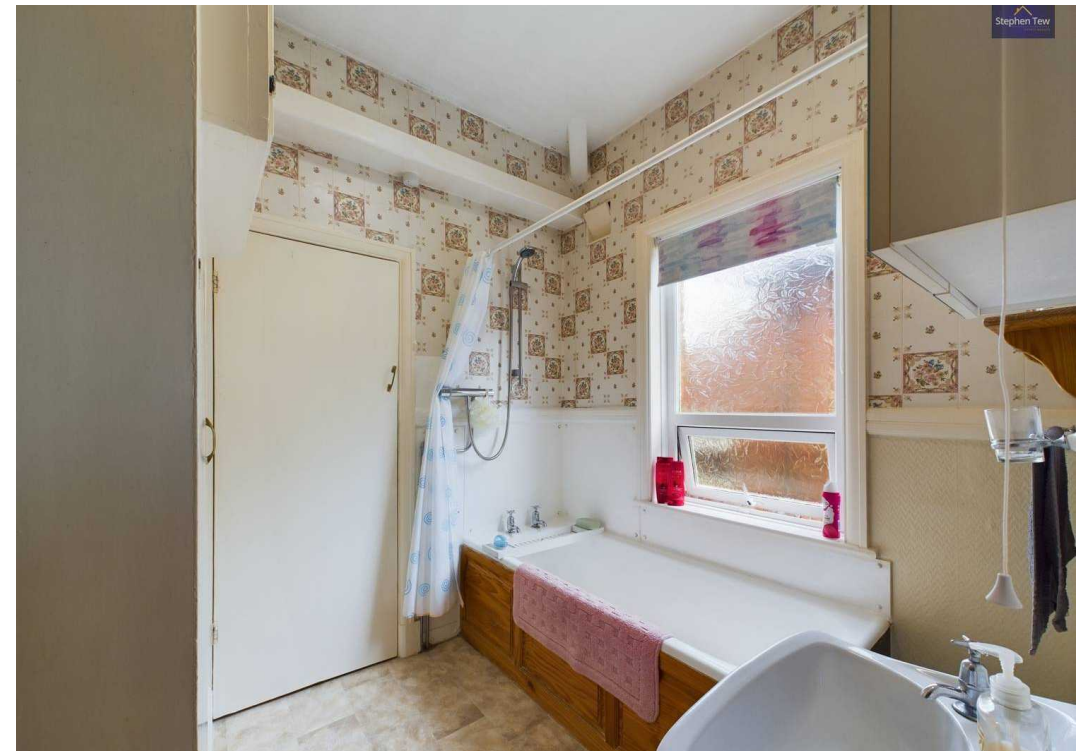
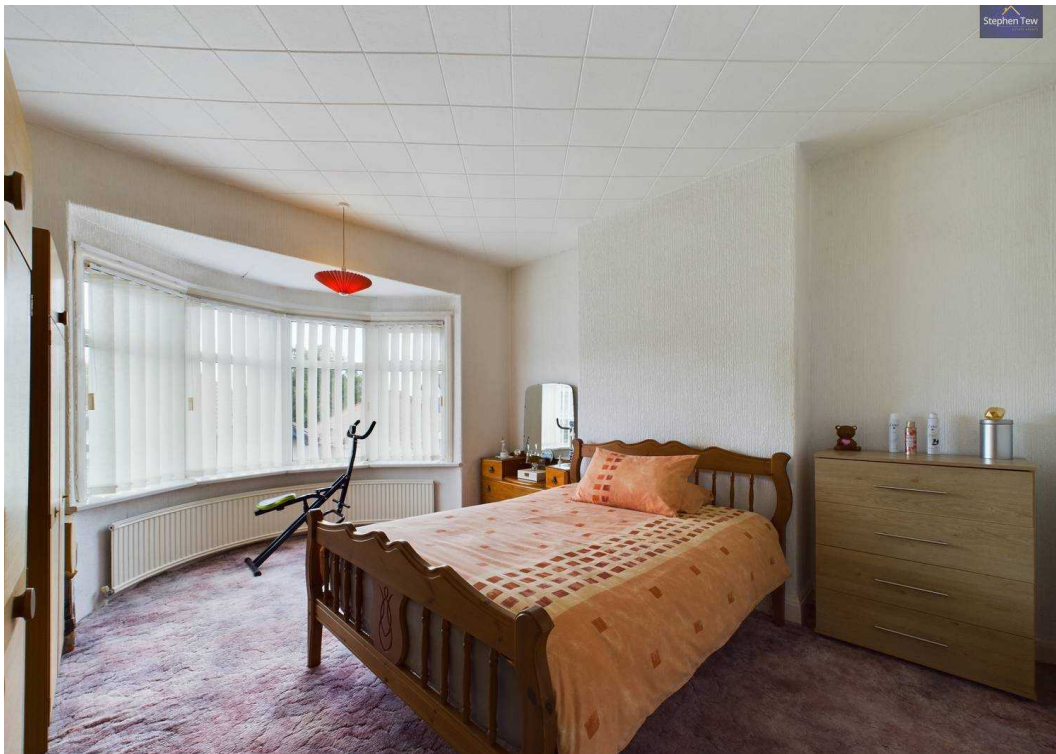
**Bedroom 3**  
8' 8" x 6' 9" (2.63m x 2.07m)

**Bathroom**  
6' 10" x 5' 10" (2.09m x 1.79m)

**WC**  
2' 9" x 4' 4" (0.85m x 1.31m)

**Office**  
8' 10" x 8' 2" (2.68m x 2.50m)







**FRONT GARDEN**

**REAR GARDEN**

Low maintenance paved garden to the rear

**ON STREET**

1 Parking Space







## Stephen Tew Estate Agents

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