



7 Arnold Avenue, Blackpool

Blackpool

Offers Over **£275,000**

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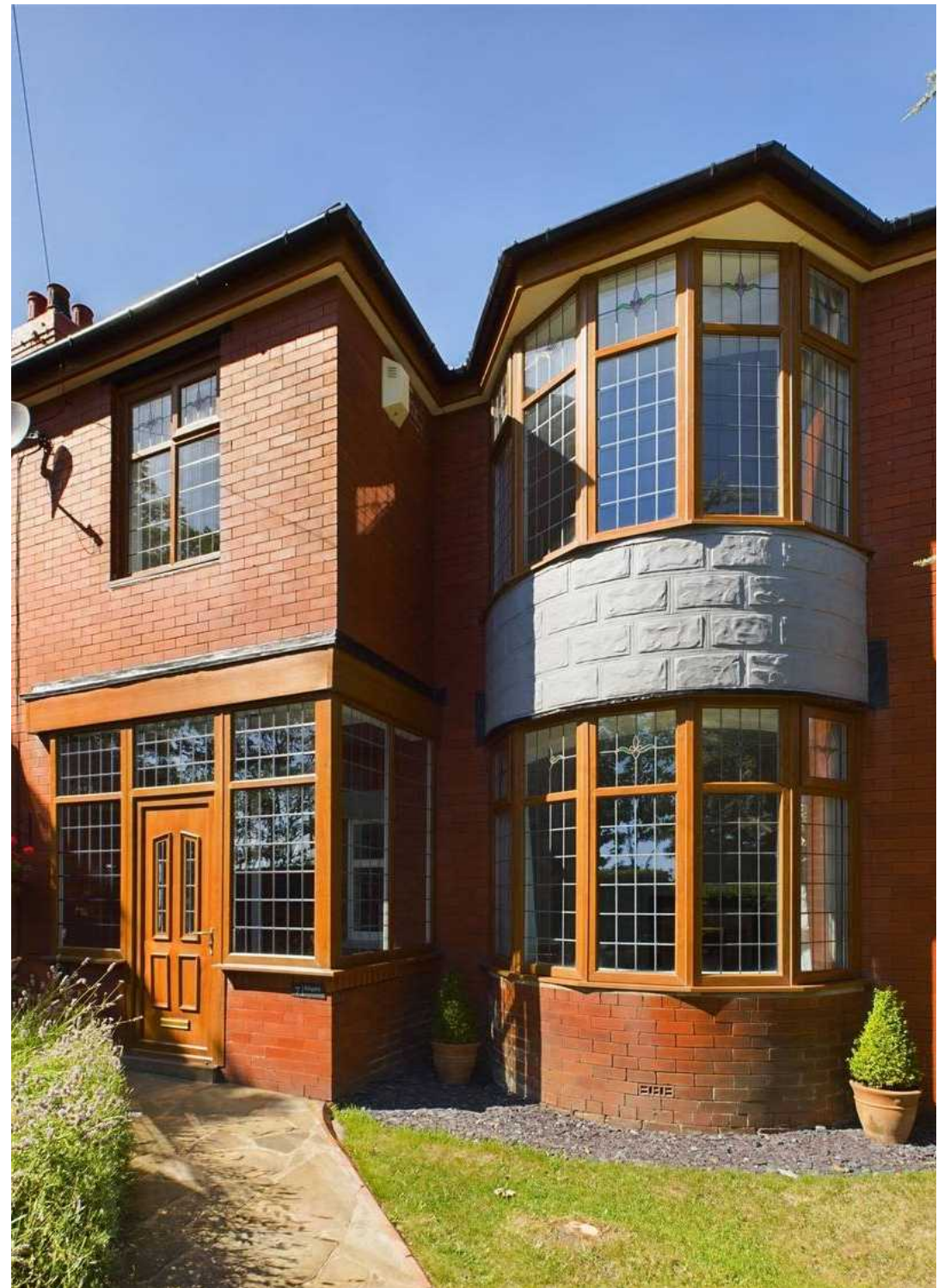
Situated in a sought-after residential location this spacious double fronted semi-detached 3 bedroom family home offers the perfect blend of comfort, charm and convenience. The property boasts spacious rooms throughout, providing plenty of living space for all the family. The ground floor comprises an entrance porch, hallway, inviting lounge, dining room, fitted kitchen, and a convenient utility room. Upstairs, three bedrooms await along with a 3-piece bathroom suite and a separate WC.

Outside, the property features a corner plot wrap-around garden with a side gate providing easy access to the rear. The enclosed rear garden has the advantage of not being overlooked, offering a private peaceful retreat, with a well-manicured lawn and a separate enclosed section perfect for outdoor dining or relaxation, and provides access to an integral coal shed that has the potential to be converted into a convenient GF WC. Additionally, the garden provides convenient access to the garage, completing this charming outdoor space. Further benefits include off-road parking, and being offered with no onward chain.

Viewing is highly recommended to appreciate the space this wonderful family home has to offer.

Council Tax band: E

Tenure: Freehold





- Spacious Double Fronted Semi-Detached 3 Bedroom Family Home
- Sought after residential location, within close proximity to schools, shops and transport links
- Comprising of Entrance Porch, Hallway, Lounge, Dining Room, Kitchen and Utility Room to the Ground Floor
- Upstairs you will find 3 generously sized Bedrooms, 3 piece suite Bathroom and separate WC
- Corner Plot Wrap Around Garden to the front with private enclosed Garden to the rear with access to integral coal shed
- Garage, Off Road Parking
- No Onward Chain





Entrance Porch
8' 10" x 4' 6" (2.70m x 1.37m)

Hallway
8' 11" x 12' 4" (2.71m x 3.77m)

Lounge
13' 11" x 15' 0" (4.25m x 4.58m)

Dining Room
12' 11" x 13' 9" (3.93m x 4.20m)

Kitchen
12' 11" x 8' 0" (3.94m x 2.43m)

Utility Room
7' 9" x 8' 8" (2.37m x 2.63m)

Landing
8' 10" x 12' 2" (2.69m x 3.71m)

Bedroom 1
13' 11" x 15' 0" (4.24m x 4.58m)

Bedroom 2
12' 11" x 13' 10" (3.94m x 4.21m)

Bedroom 3
8' 11" x 7' 5" (2.73m x 2.26m)

Bathroom
9' 1" x 8' 1" (2.76m x 2.46m)

WC
3' 8" x 4' 8" (1.13m x 1.41m)







FRONT GARDEN

Corner plot wrap around garden with side gate access to the rear

REAR GARDEN

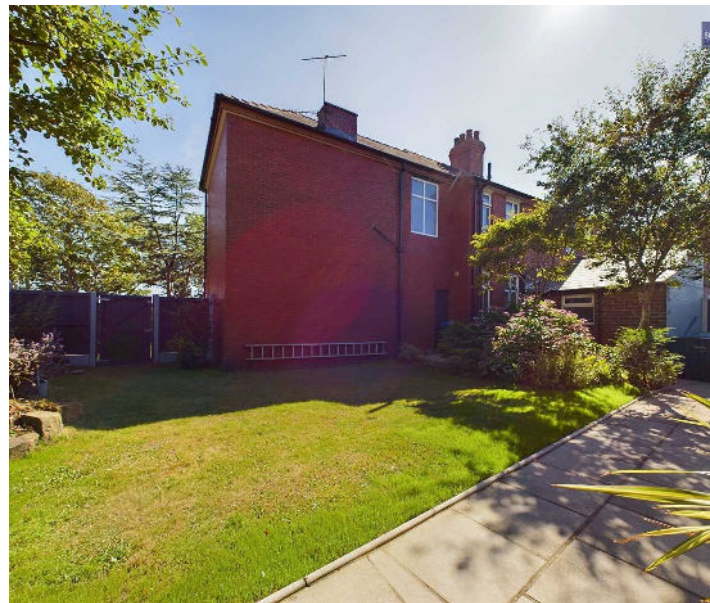
Probate enclosed garden to the rear with lawn and separate enclosed section. Access to the garage.

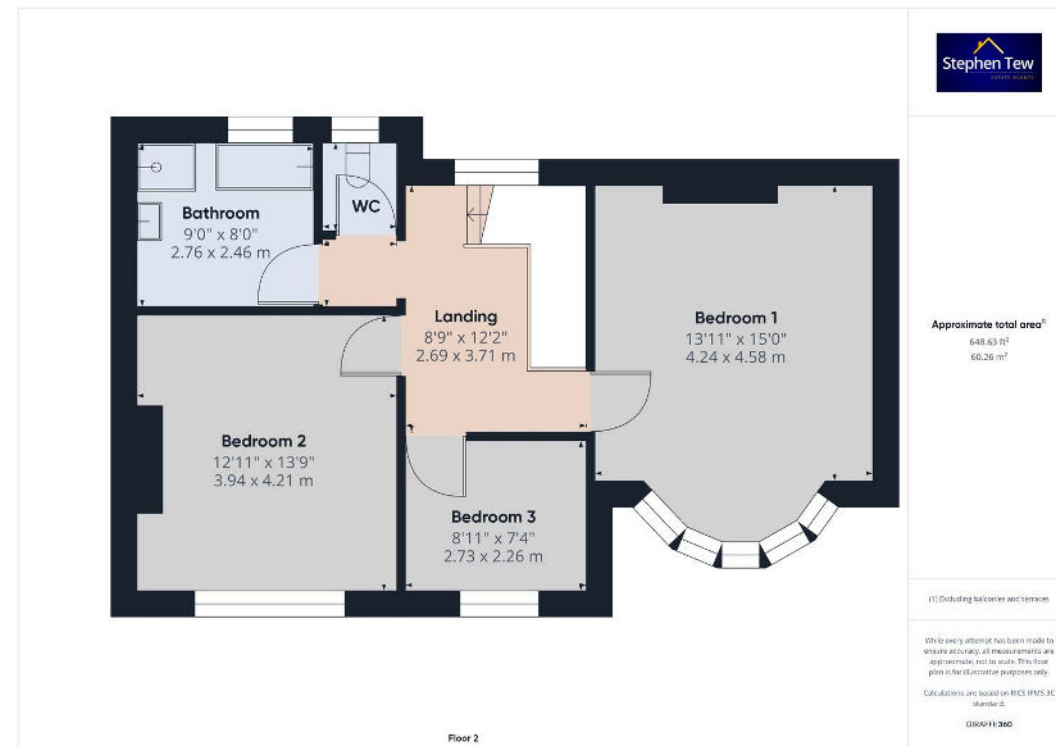
GARAGE

Single Garage

OFF STREET

1 Parking Space







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