



13 Garton Avenue, Blackpool

Blackpool

Offers Over **£170,000**

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Nestled on a quiet street just off the sought-after Highfield Road, this immaculate 3-bedroom semi-detached house presents a wonderful opportunity for modern living. Recently refurbished throughout to an exceptional standard, this property is offered with no onward chain, ready for its new owners to move straight in. The ground floor encompasses a welcoming hallway, convenient WC, and a cosy lounge featuring a new electric wall-mounted fire. The heart of the home lies in the open plan kitchen/diner, boasting sleek modern fittings, brand new appliances including an oven, hob, integrated dishwasher, fridge, and freezer, and patio doors opening up to the landscaped rear garden, offering a seamless indoor-outdoor living experience. Upstairs, three bedrooms provide comfortable accommodation, along with a luxurious 4-piece suite bathroom.

New UPVC double glazed windows, external rendering and radiators installed throughout the property in 2024, alongside a brand new combi boiler are just some of the improvements made to this property to provide the new owners with peace of mind and an energy efficient home, ready to move into.

Externally, the property continues to impress with a charming gravelled garden to the front, providing kerb appeal and side access to the rear of the property. The rear garden is a true oasis, thoughtfully landscaped with wooden decking for al fresco dining, a lush lawn perfect for summer gatherings, and brick outhouses that can be utilised for storage or as a utility space, catering to all practical needs. Located within close proximity to local schools, shops, and amenities, this property combines modern comfort with convenience, making it a truly desirable place to call home.

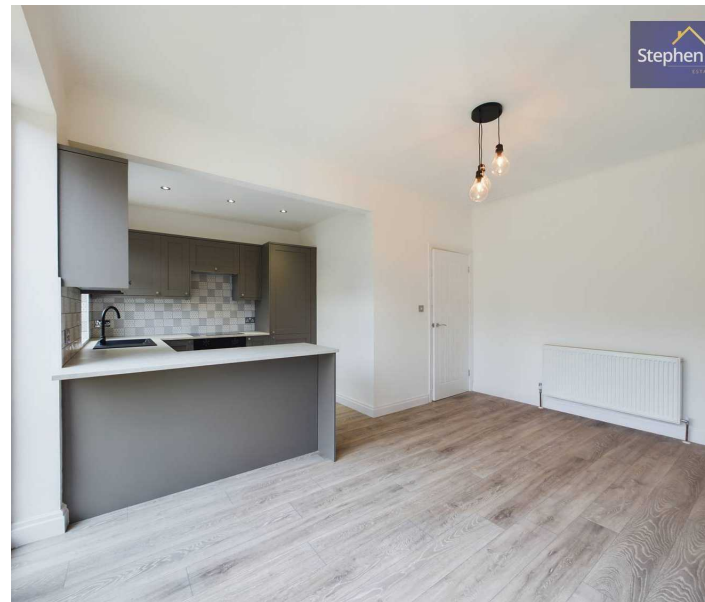
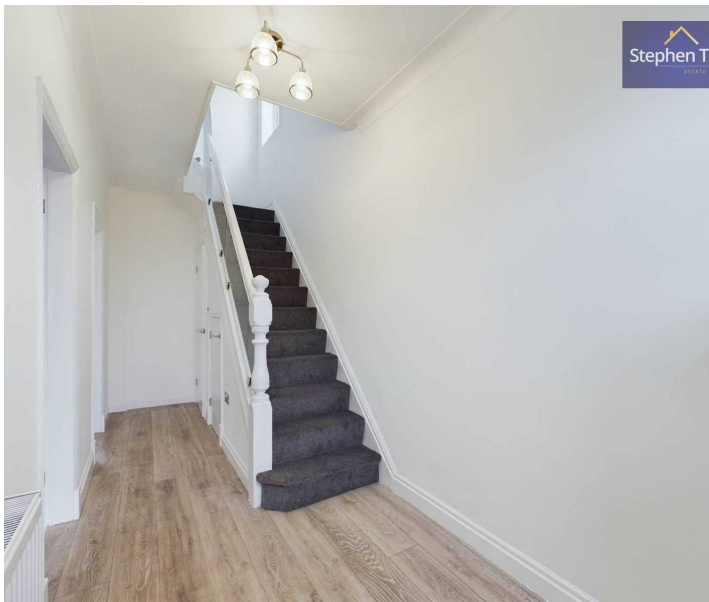
Council Tax band: B

Tenure: Freehold





- Recently Refurbished Throughout To A High Standard
- No Onward Chain
- Hallway, GF WC, Lounge With Brand New Electric Wall Mounted Fire
- Open Plan, Modern Kitchen/Diner With Patio Doors Opening Up To The Garden And Boasting Brand New Oven, Hob, Integrated Dishwasher, Fridge, Freezer
- 3 Bedrooms, 4 Piece Suite Bathroom
- Fantastic Location, Situated Off Highfield Road, Within Close Proximity To Local Schools, Shops And Amenities
- uPVC Double Glazed Windows And Radiators Replaced 2024
- Brand New Boiler Installed 2024





Hallway

18' 6" x 5' 10" (5.63m x 1.79m)

Lounge

12' 4" x 10' 10" (3.75m x 3.30m)

Kitchen/Diner

14' 6" x 17' 5" (4.43m x 5.30m)

GF WC

3' 6" x 2' 4" (1.07m x 0.71m)

Landing

9' 0" x 2' 11" (2.74m x 0.89m)

Bedroom 1

12' 5" x 9' 11" (3.78m x 3.02m)

Bedroom 2

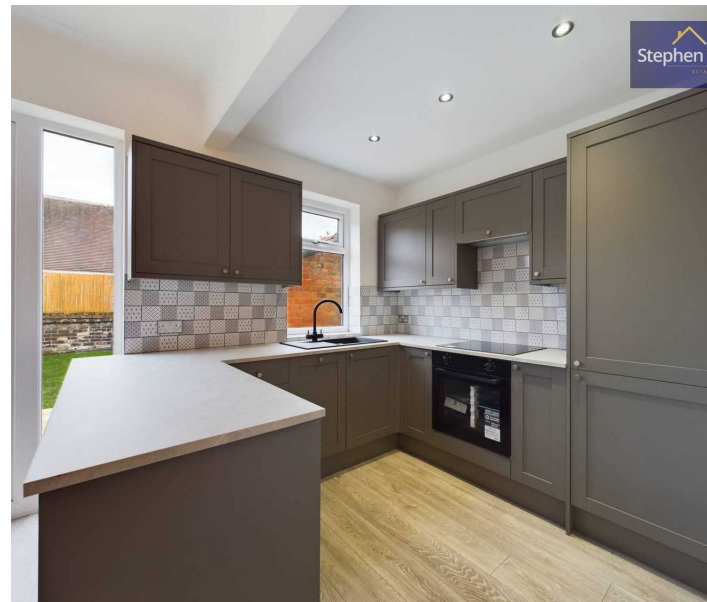
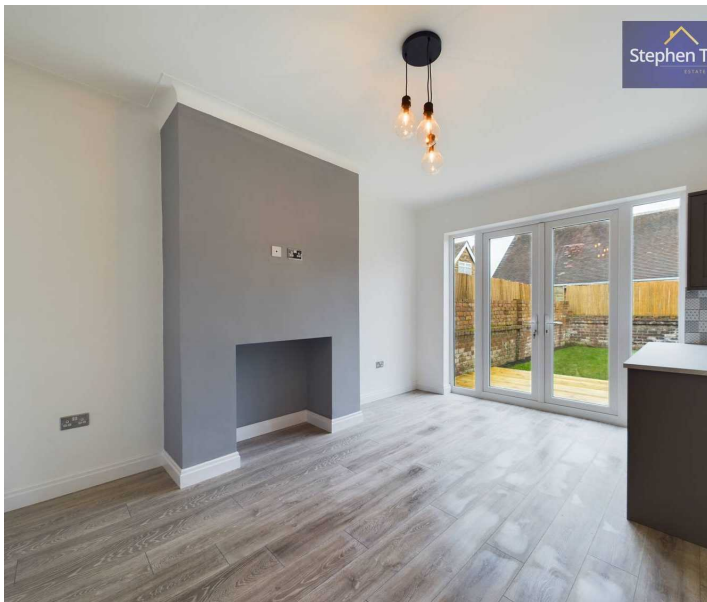
14' 6" x 9' 9" (4.43m x 2.97m)

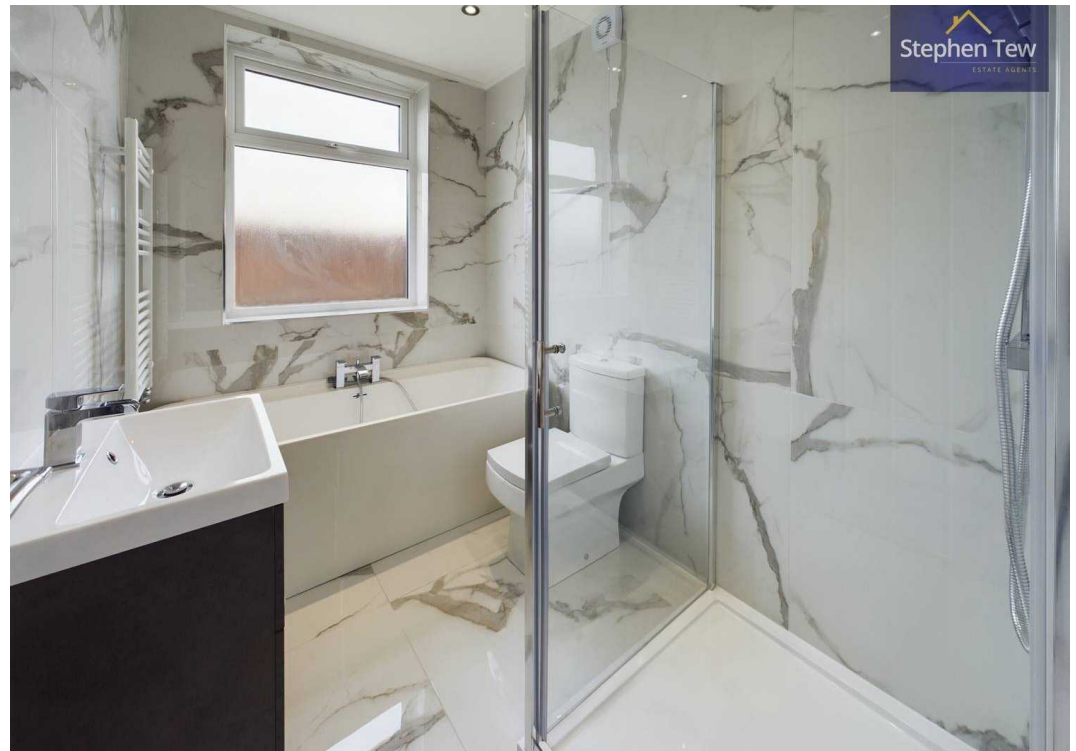
Bedroom 3

9' 4" x 5' 11" (2.85m x 1.81m)

Bathroom

8' 5" x 5' 10" (2.57m x 1.79m)







FRONT GARDEN

Gravelled garden to the front with side access to the rear

REAR GARDEN

Landscaped garden to the rear with wooden decking and laid to lawn. Brick outhouses for storage and use as a utility space.

OFF STREET







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