



118 Stonyhill Avenue, Blackpool
Blackpool

Offers Over **£250,000**

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This stunning 3-bedroom semi-detached house is nestled in a sought-after residential location, boasting close proximity to schools, shops, transport links, and local amenities. The property has been meticulously renovated, with the highlight being the stunning, extended open plan kitchen/family room completed in 2019. The kitchen features a central island, integrated dishwasher, oven, hob, and bi-folding doors leading out to the private garden. The room is further enhanced by a feature electric fire and skylights, creating a bright and inviting space for entertaining or family gatherings. The ground floor also comprises an entrance vestibule, hallway, lounge, utility room, and WC, offering a seamless flow throughout the property.

Upstairs, the property boasts three bedrooms, one equipped with fitted wardrobes, and a modern 4-piece suite bathroom renovated in 2019. The bathroom is a true oasis, complete with a built-in TV, mirror with sensor-activated LED lights, and exquisite finishes.

Outside, the property offers off-road parking to the front leading to a driveway and garage for added convenience. The rear of the property boasts a private garden with a laid-to-lawn area, shrub borders, and a patio, providing the perfect setting for outdoor relaxation or al-fresco dining. The garden also offers access to the garage, giving ample storage space for tools, bikes, or any other outdoor equipment.

This property truly caters to modern family living with a perfect blend of indoor comfort and outdoor tranquility, with the added benefit of no onward chain, providing a smooth transition for the new owners.

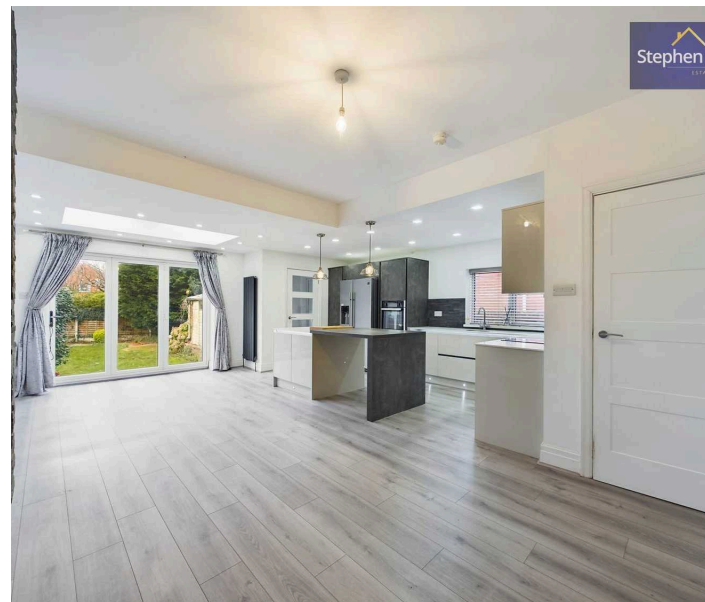
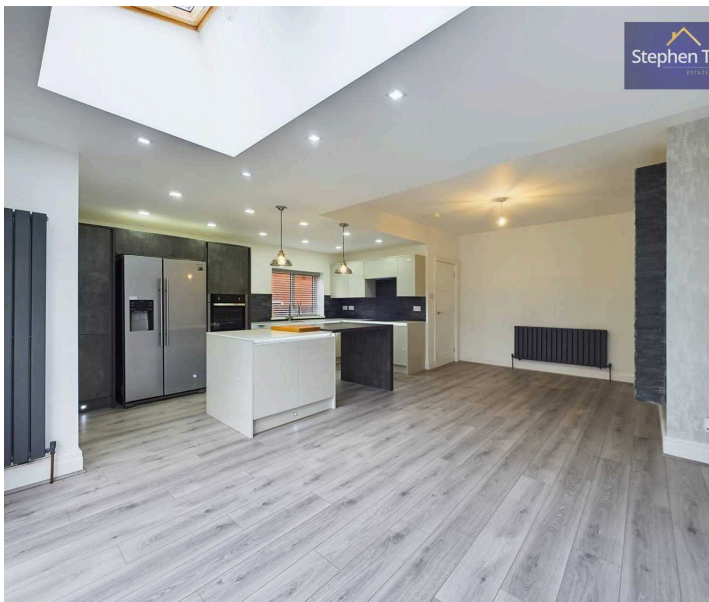
Council Tax band: D

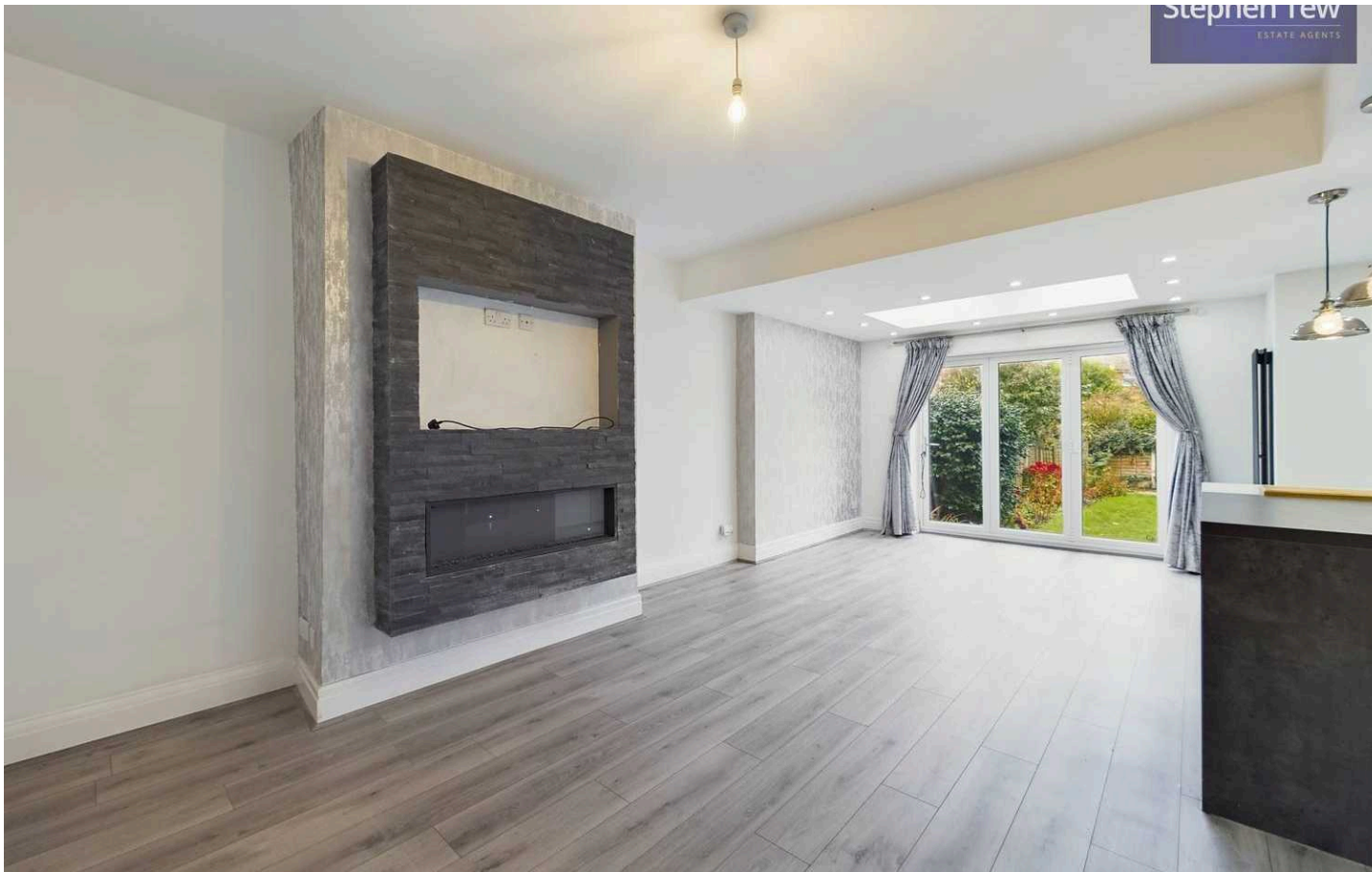
Tenure: Freehold





- Sought After Residential Location Within Close Proximity To Schools, Shops, Transport Links And Local Amenities
- Stunning, Extended Open Plan Kitchen/Family Room Renovated In 2019 With Feature Electric Fire, Bi-Folding Doors And Skylights
- Modern Kitchen Boasting Integrated Dishwasher, Oven And Hob With Central Island
- Entrance Vestibule, Hallway, Lounge, Open Plan Kitchen/Family Room, Utility Room, GF WC
- 3 Bedrooms, One Boasting Fitted Wardrobes, 4 Piece Suite Modern Bathroom
- Modern 4 Piece Suite Bathroom Renovated In 2019 Featuring Built In TV And Mirror With Sensor Activated LED Lights
- Garage, Off Road Parking For Multiple Cars, Private Garden
- No Onward Chain
- Boiler Serviced In November 2024, Located In Utility Room
- Some Roof Tiles Replaced Where Required In 2022





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Entrance Vestibule
3' 2" x 6' 0" (0.96m x 1.82m)

Hallway
13' 8" x 3' 5" (4.16m x 1.05m)

Lounge
14' 5" x 12' 6" (4.40m x 3.80m)

Kitchen/Family Room
22' 7" x 19' 0" (6.88m x 5.79m)

Utility Room
6' 7" x 6' 3" (2.01m x 1.90m)

GF WC
5' 0" x 2' 6" (1.52m x 0.75m)

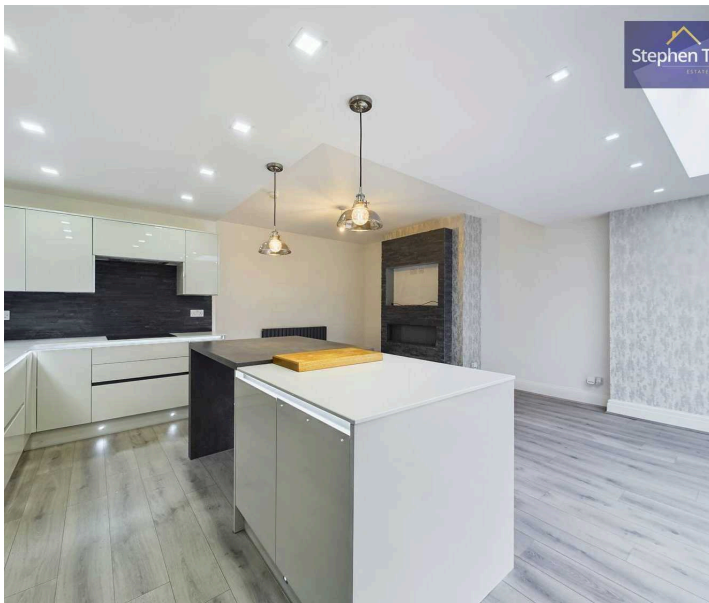
Landing
7' 6" x 3' 5" (2.28m x 1.05m)

Bedroom 1
14' 4" x 11' 3" (4.36m x 3.42m)

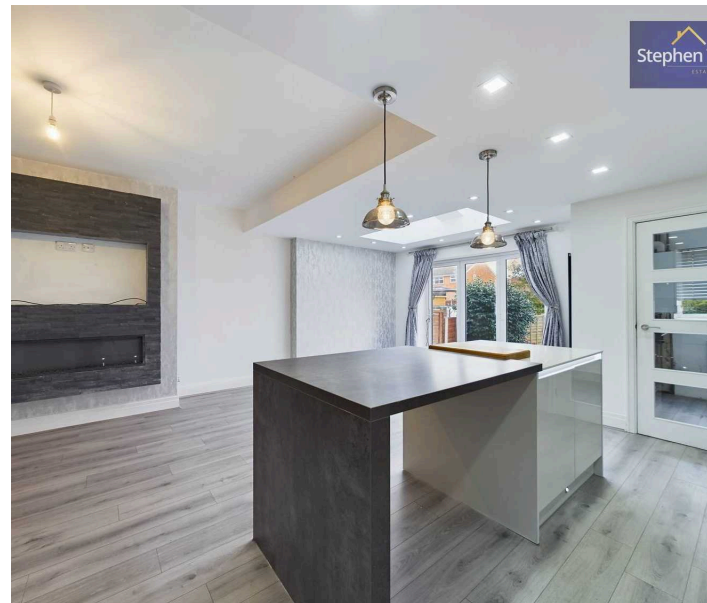
Bedroom 2
15' 7" x 9' 1" (4.75m x 2.78m)

Bedroom 3
8' 10" x 7' 8" (2.68m x 2.33m)

Bathroom
8' 10" x 7' 6" (2.69m x 2.28m)



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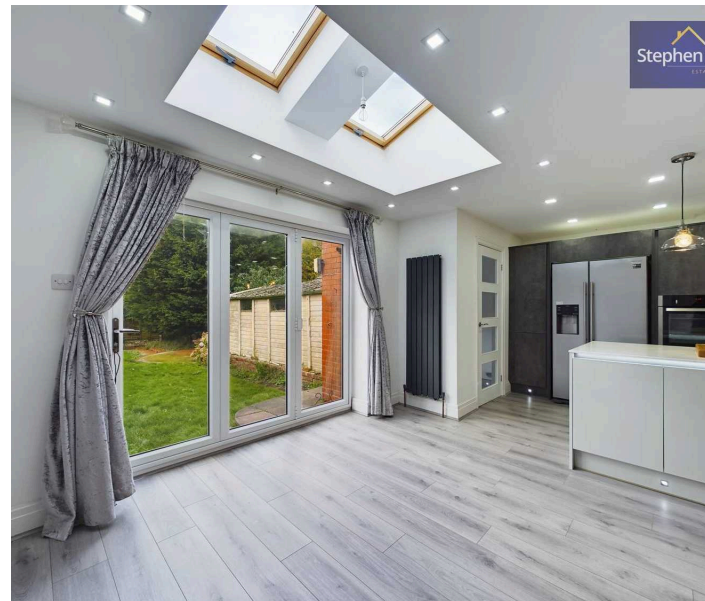
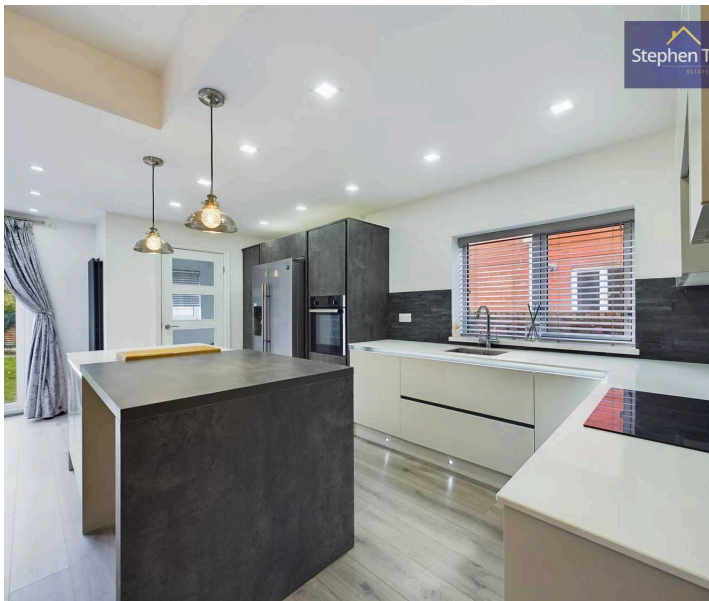
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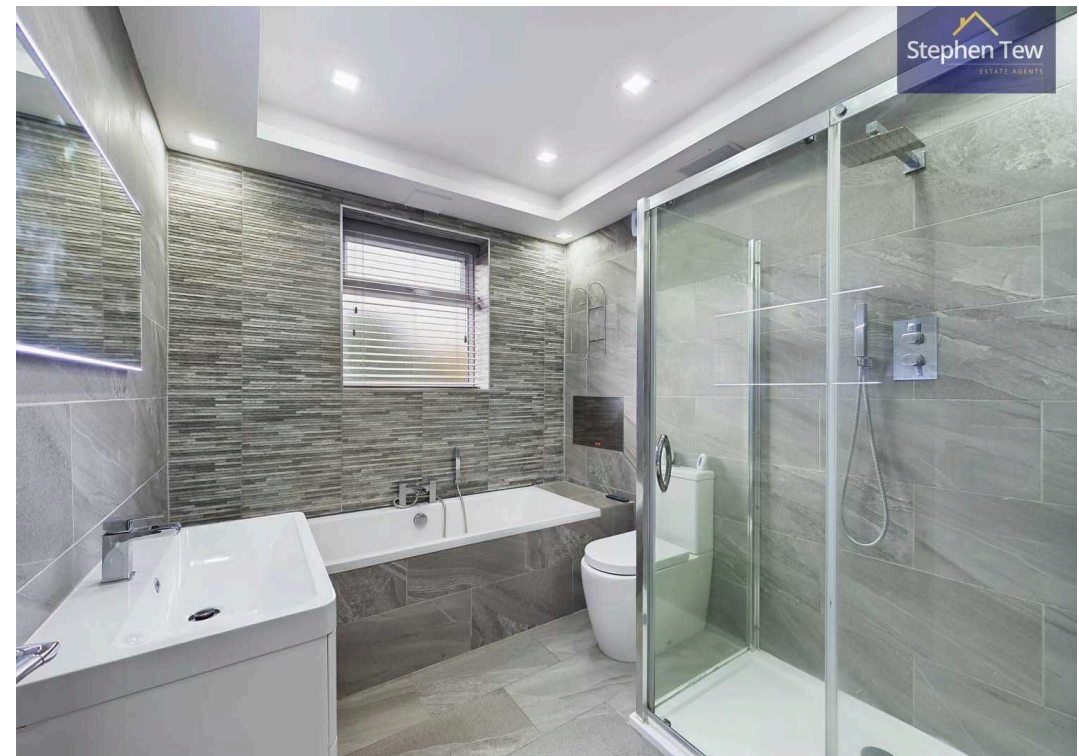
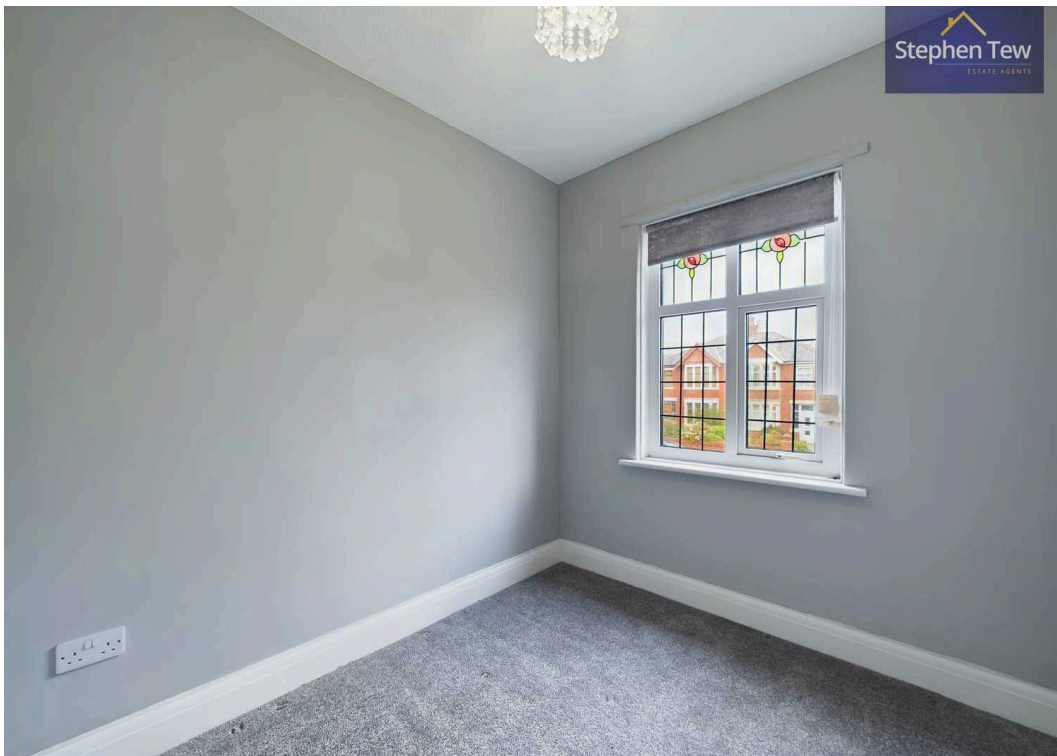
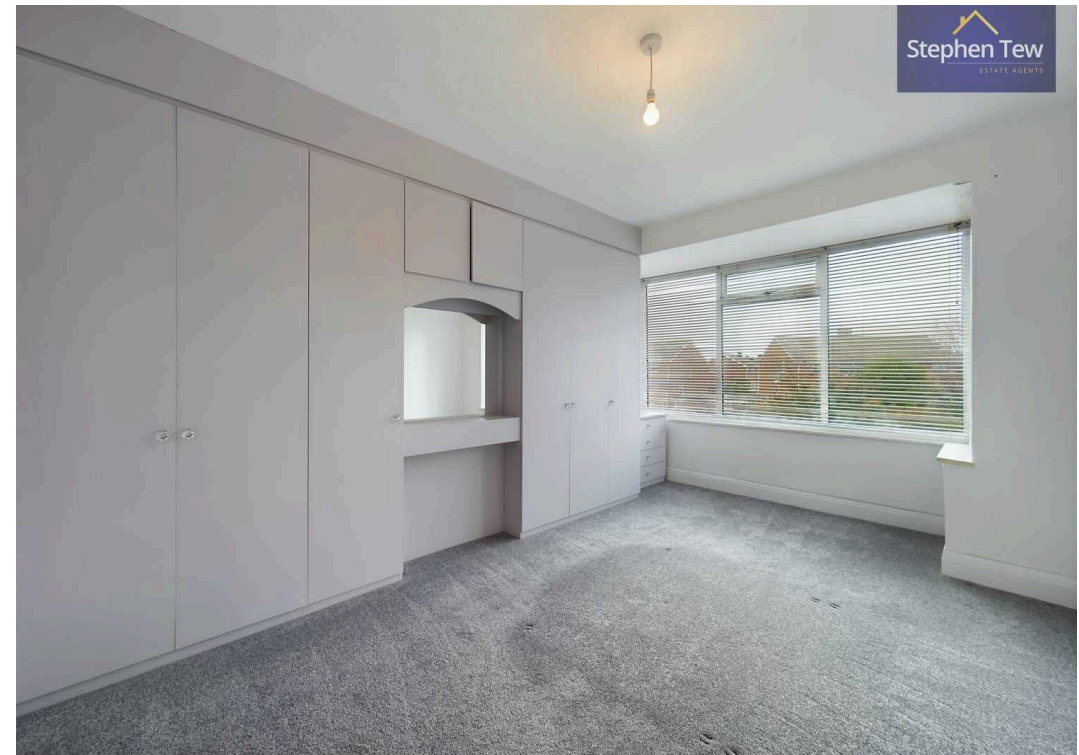
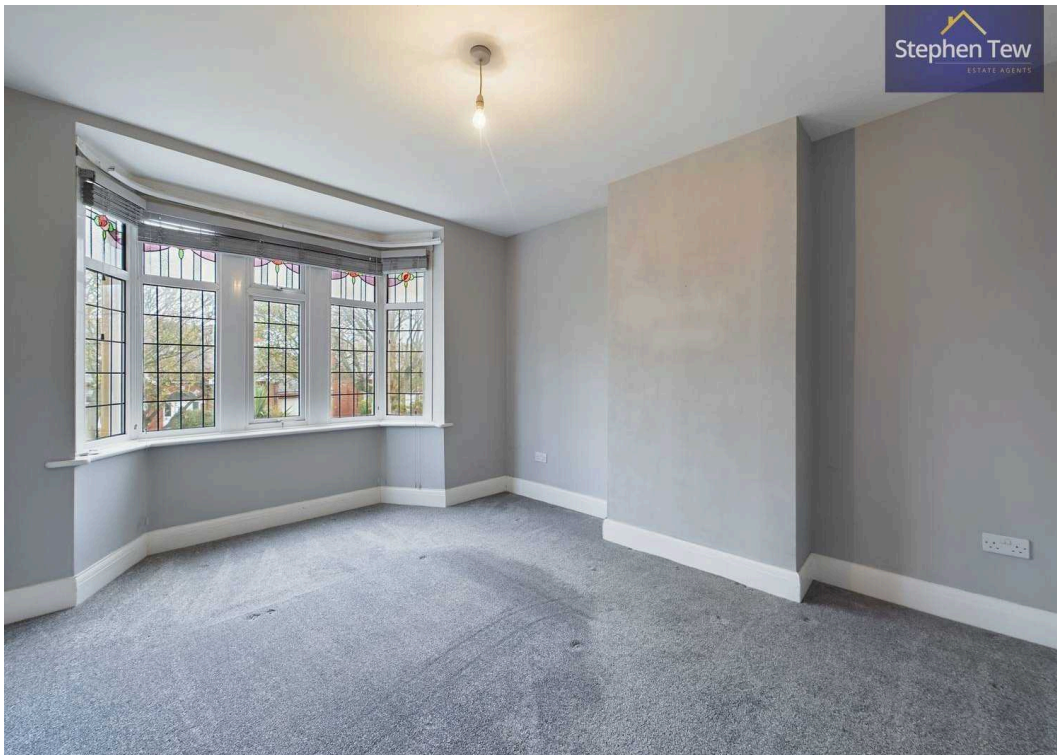
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FRONT GARDEN

Off road parking to the front leading to driveway/garage

REAR GARDEN

Private garden to the rear with laid to lawn, shrub borders and patio area. Access to the garage.

GARAGE

Single Garage

OFF STREET

2 Parking Spaces

Off street parking to the front for 2 cars

DRIVEWAY

2 Parking Spaces







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