

14 Hilton Avenue, Blackpool

Blackpool

Offers Over **£90,000**

14 Hilton Avenue

Blackpool

This well presented 3-bedroom mid-terraced house offers a fantastic opportunity for potential homeowners seeking a property in a prime location. Situated within close proximity to shops, the promenade, excellent transport links, and a range of local amenities, this property is perfect for those looking for convenience and comfort. Boasting an entrance vestibule leading to a hallway, the ground floor comprises a cosy lounge, separate dining room, and a fitted kitchen, ideal for modern living. The first floor features two generously sized bedrooms along with a three-piece suite bathroom, recently renovated in October 2024, while the second floor offers a third bedroom, providing ample space for a growing family or visiting guests. Noteworthy features include a basement offering valuable storage space or potential for conversion, a 2.5-year-old boiler with 3 years warranty remaining, making this property a desirable investment opportunity with no onward chain.

Externally, this property boasts a yard to the rear, complete with access to a garage and outdoor WC, providing additional practicality and convenience for residents.

Council Tax band: A

Tenure: Freehold

- 3 Bedroom Mid Terraced Property
- Located Within Close Proximity To Shops, The Promenade, Transport Links And Local Amenities
- No Onward Chain
- Entrance Vestibule, Hallway, Lounge, Dining Room, Kitchen
- 2 Bedrooms, 3 Piece Suite Bathroom To The First Floor
- 3rd Bedroom To The Second Floor
- Modern Bathroom Renovated In October 2024
- Basement For Storage Space Or Potential Conversion
- Garage





Entrance Vestibule
3' 2" x 3' 4" (0.97m x 1.01m)

Hallway
11' 1" x 3' 0" (3.38m x 0.92m)

Lounge
14' 8" x 10' 10" (4.48m x 3.30m)

Dining Room
12' 2" x 10' 9" (3.70m x 3.27m)

Kitchen
12' 3" x 7' 1" (3.74m x 2.16m)

Basement

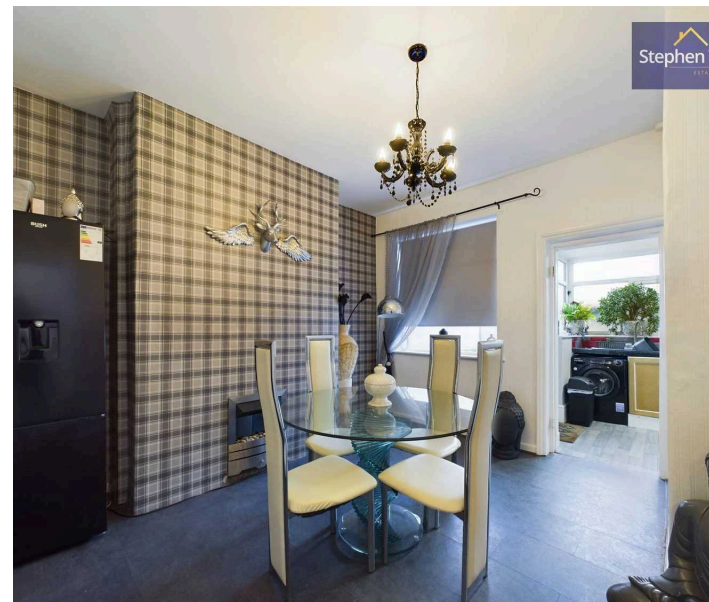
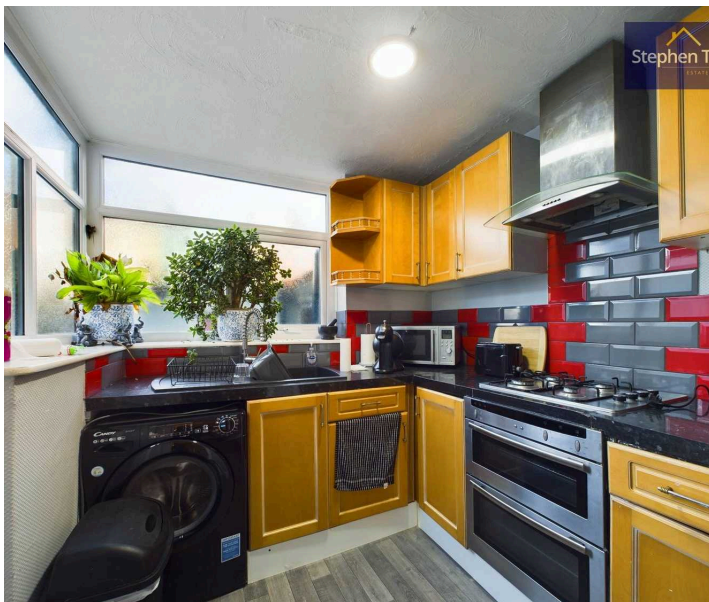
Landing
9' 10" x 2' 4" (2.99m x 0.71m)

Bedroom 1
12' 2" x 14' 2" (3.72m x 4.33m)

Bedroom 2
6' 9" x 8' 10" (2.07m x 2.68m)

Bathroom
5' 0" x 7' 6" (1.53m x 2.28m)

Bedroom 3
12' 5" x 11' 1" (3.78m x 3.39m)





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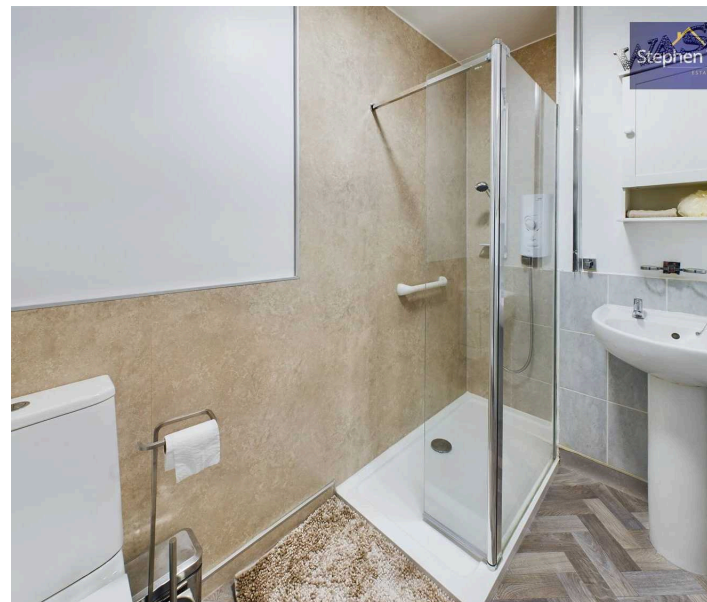
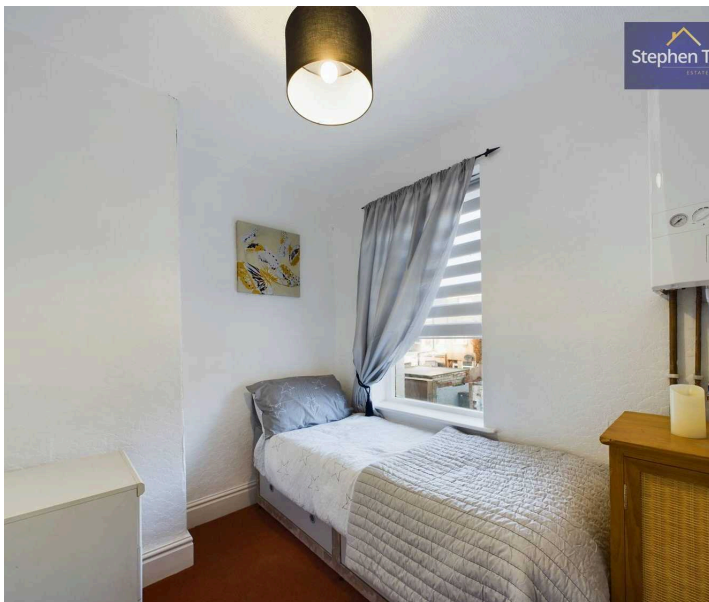
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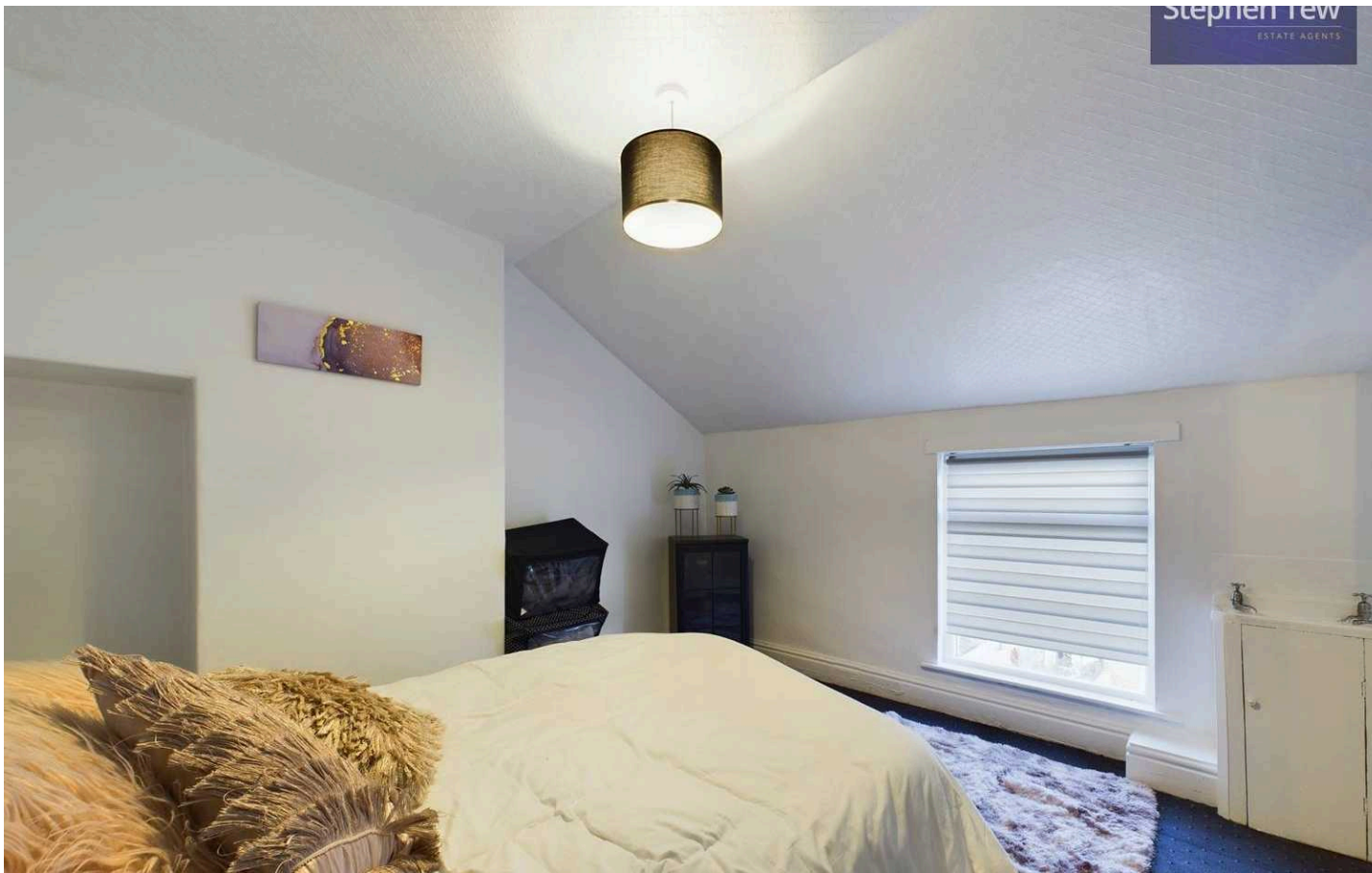
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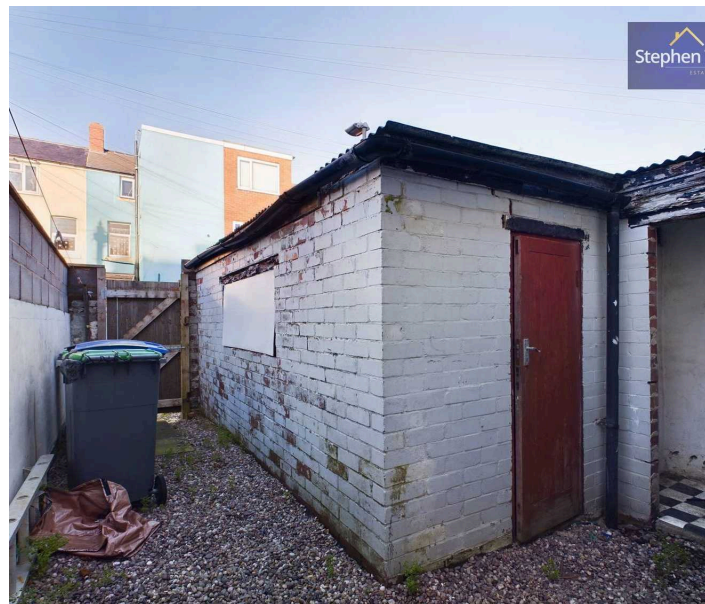
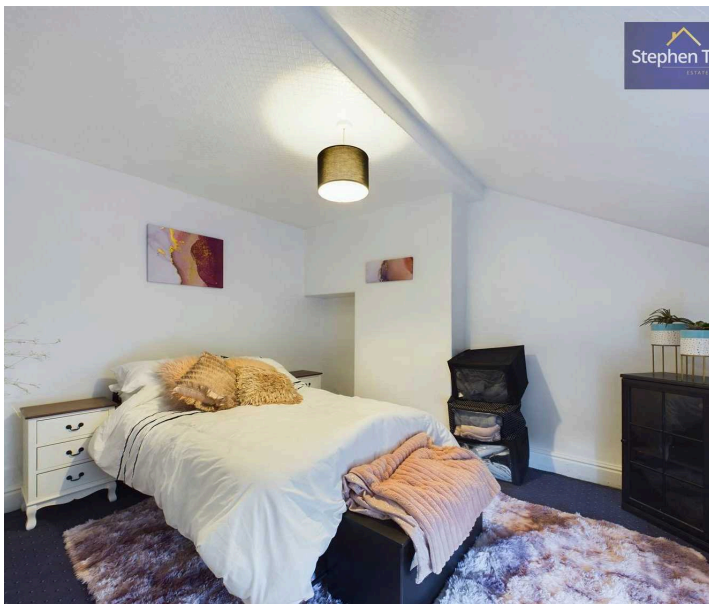




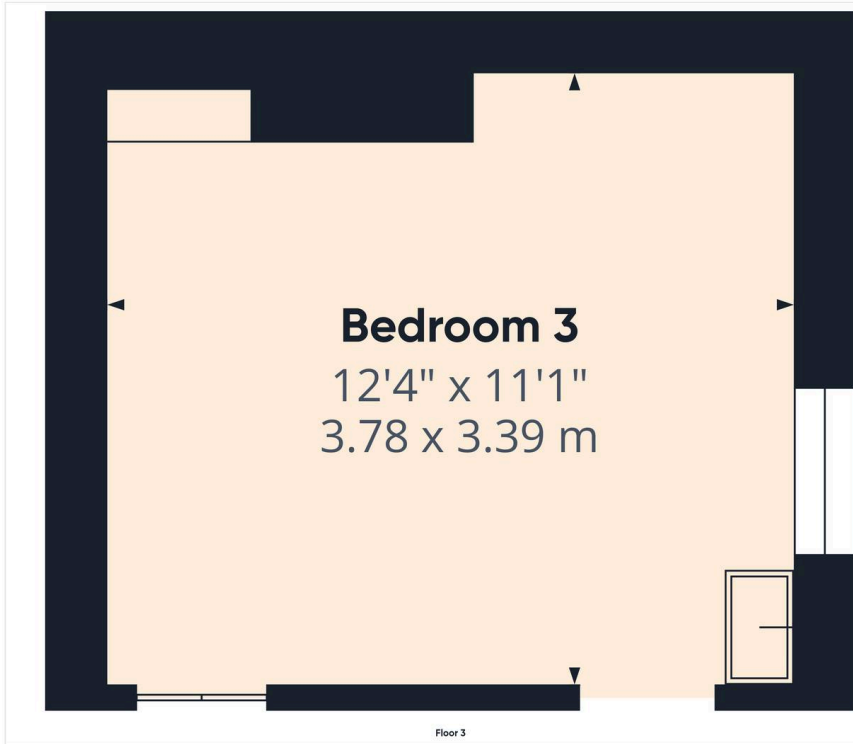
Front Garden

Yard

Yard to the rear with access to the garage and outdoor WC





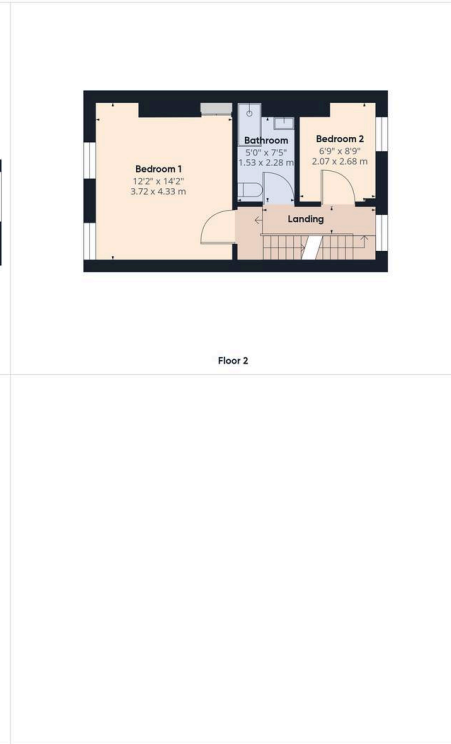


Approximate total area⁽¹⁾
132.83 ft²
12.34 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.

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Approximate total area⁽¹⁾
826.36 ft²
76.77 m²

(1) Excluding balconies and terraces

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