



**45 Ayrton Avenue, Blackpool**

Blackpool

Offers Over **£275,000**



# 45 Ayrton Avenue

## Blackpool

Nestled within a tranquil cul-de-sac in a highly desirable residential area, this stunning 3-bedroom link detached house offers the epitome of modern living. Extensively refurbished within the last 2 years to an impeccable standard, this beautifully presented home features a welcoming hallway leading to a bright lounge that leads through to an elegant dining room, contemporary kitchen with integrated appliances, sunroom with garden access, a versatile second reception room/bedroom with patio doors leading out to the garden, and a luxurious 3-piece suite bathroom on the ground floor. The first floor hosts two generously sized double bedrooms with ample storage space and a sleek 3-piece suite shower room. Perfect for families, the property is conveniently located near reputable schools, local amenities, and excellent transport links. With no onward chain, this property is an enticing opportunity for those seeking a turn-key home ready for immediate occupancy. Additional features include a modern boiler, garage with utility space and a driveway for multiple vehicles.

Embracing outdoor living, the meticulously landscaped frontage of the property boasts a low-maintenance layout with a lush lawn and shrub borders. The rear garden provides a private oasis ideal for relaxation and entertainment, showcasing a well-maintained lawn, a charming patio area, and convenient side gate access. Furthermore, the integral garage with plumbing for a washing machine/dishwasher offers practical utility space, while the driveway accommodates parking for two vehicles, ensuring both functionality and convenience. Discover a harmonious blend of indoor comfort and outdoor serenity in this delightful abode, where every inch of space is thoughtfully designed for modern living at its finest.

Council Tax band: D

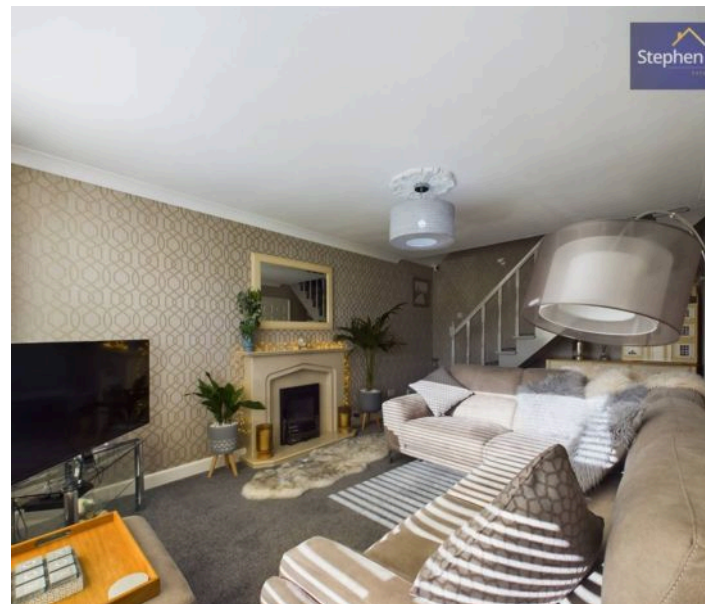
Tenure: Freehold







- Stunning 3 Bedroom, Extended Link-Detached Home
- Lovingly Renovated, Within The Last 2 Years, To A High Standard Throughout Including New Kitchen & Bathrooms
- Located On A Quiet Cul-De-Sac In A Sought After Residential Area
- Within Close Proximity To Local Schools, Shops And Transport Links
- No Onward Chain
- Hallway, Lounge Leading Through To The Dining Room, 3 Piece Suite Bathroom, 2nd Reception Room/Bedroom 3 With Patio Doors To The Garden, Kitchen, Sunroom With Patio Doors Leading Out To The Garden
- Modern Kitchen With Integrated Fridge, Freezer, Oven & Hob With Breakfast Bar
- 2 Double Bedrooms To The First Floor, Both Boasting Fitted Wardrobes And Storage Space In The Eaves, 3 Piece Suite Shower Room
- Garage With Plumbing for Washing Machine/Dishwasher, Driveway For Multiple Cars
- Boiler Is 6 Years Old, Located In Garage, Serviced Jan 2025, Property Is On A Water Meter







**Hallway**

**Lounge**

17' 8" x 10' 11" (5.39m x 3.34m)

**Dining Room**

8' 5" x 9' 6" (2.57m x 2.90m)

**Bedroom 3/Living Room**

16' 10" x 11' 0" (5.12m x 3.35m)

**Kitchen**

12' 10" x 8' 10" (3.92m x 2.69m)

**Bathroom**

8' 4" x 5' 6" (2.55m x 1.67m)

**Sunroom**

10' 11" x 9' 7" (3.34m x 2.91m)

**Landing**

**Bedroom 1**

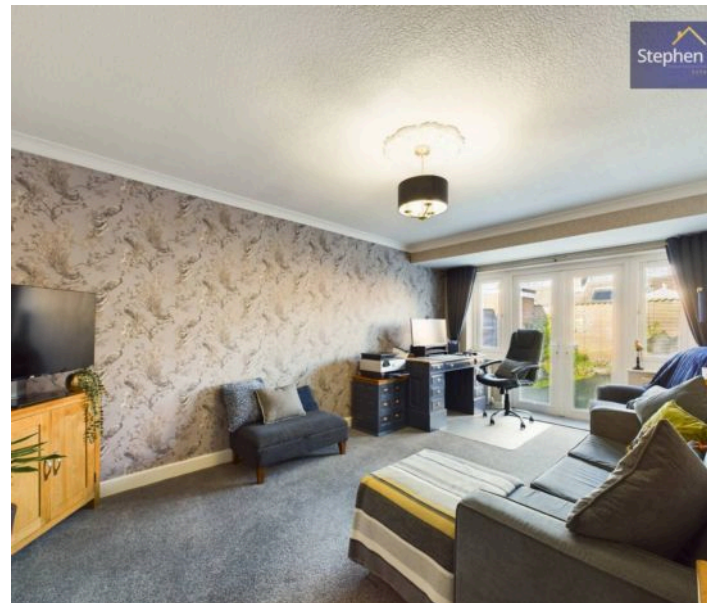
14' 8" x 10' 11" (4.47m x 3.34m)

**Bedroom 2**

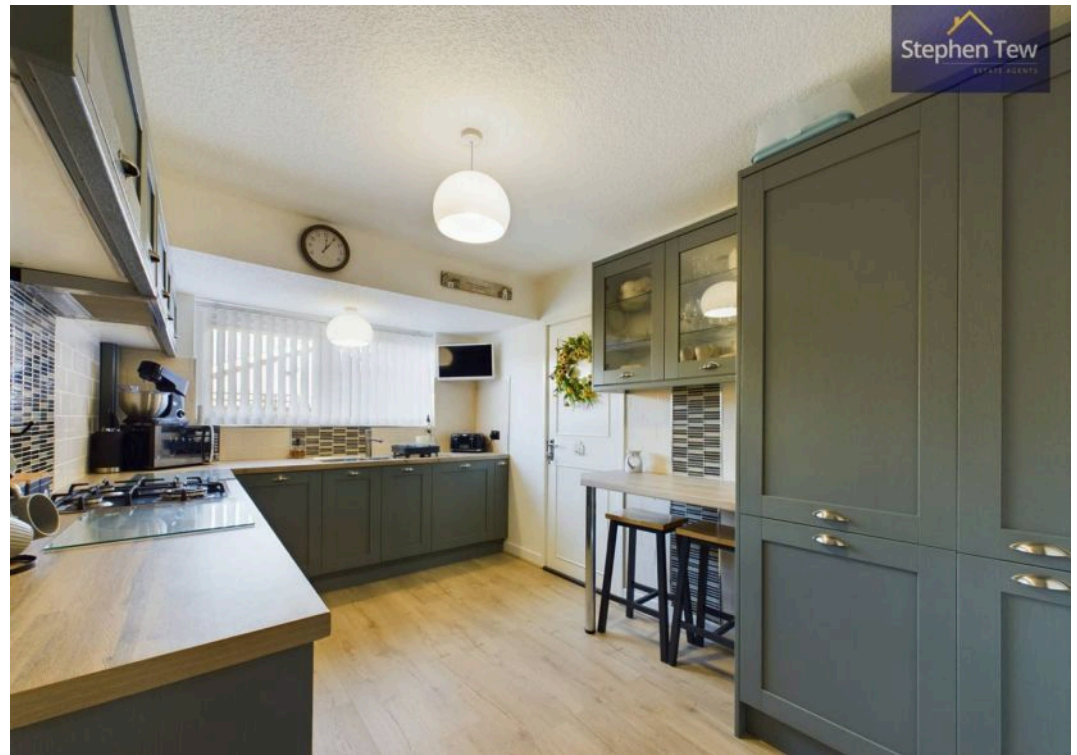
11' 9" x 13' 4" (3.58m x 4.07m)

**Bathroom**

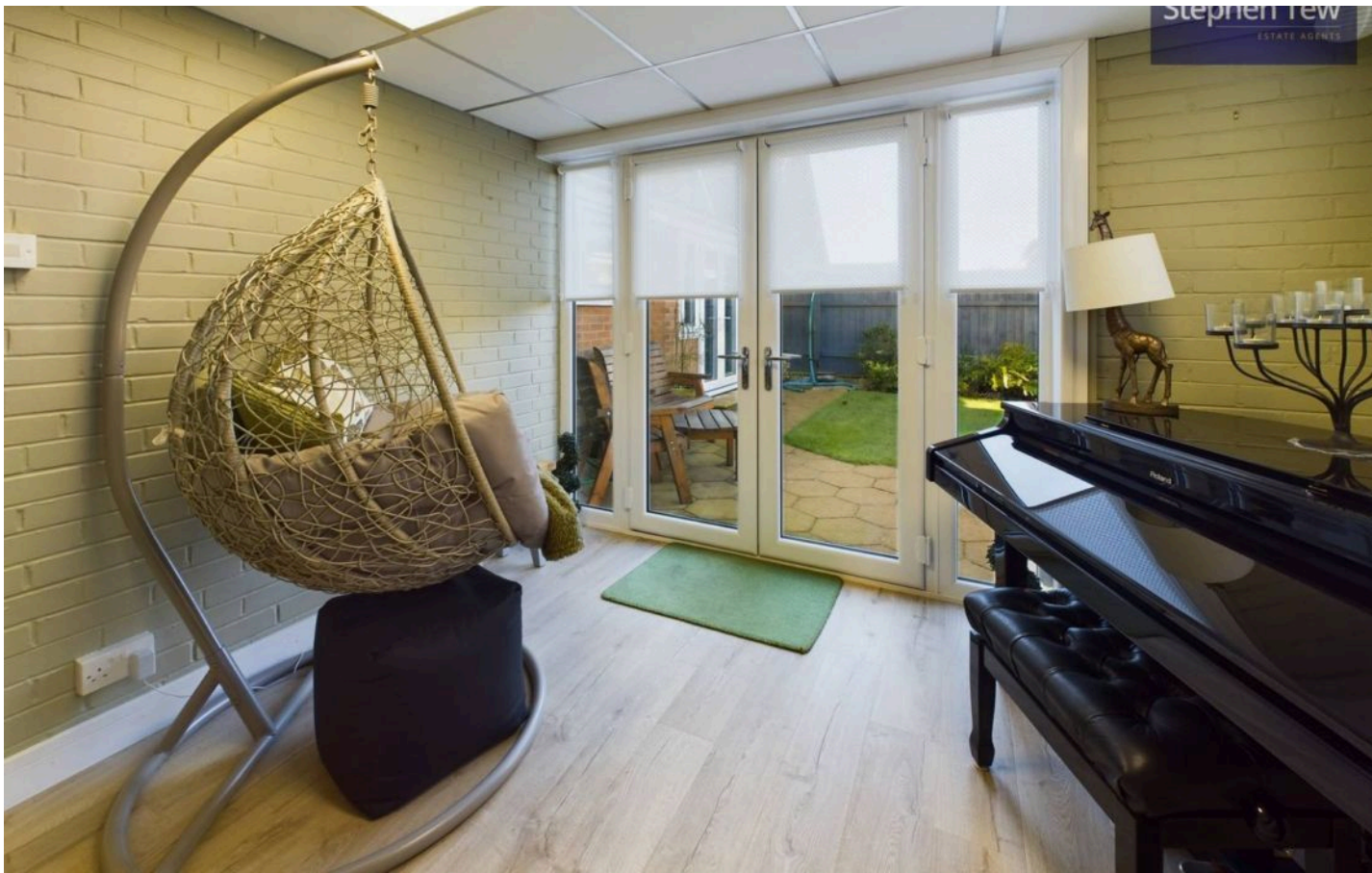
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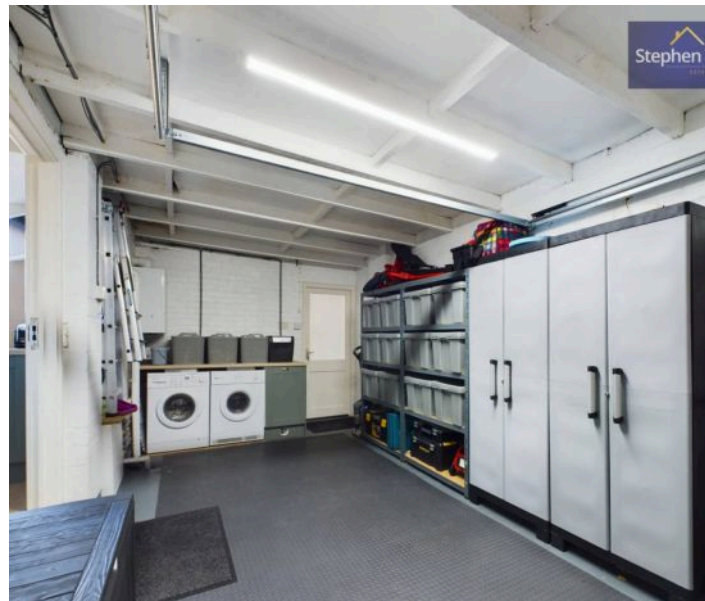
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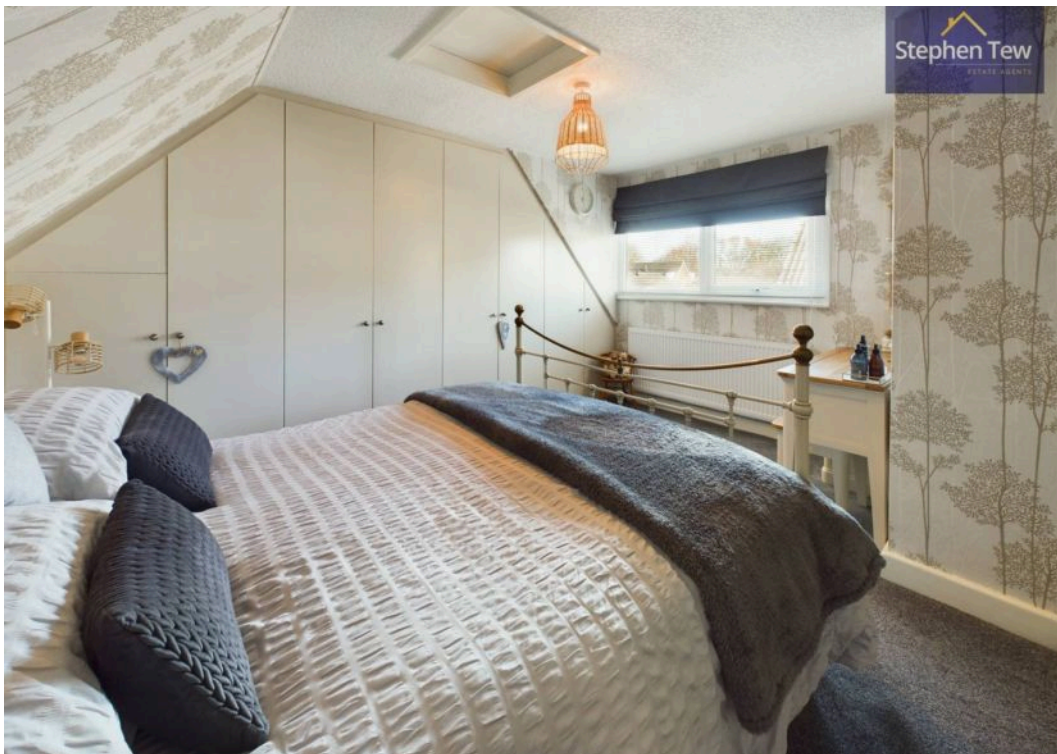
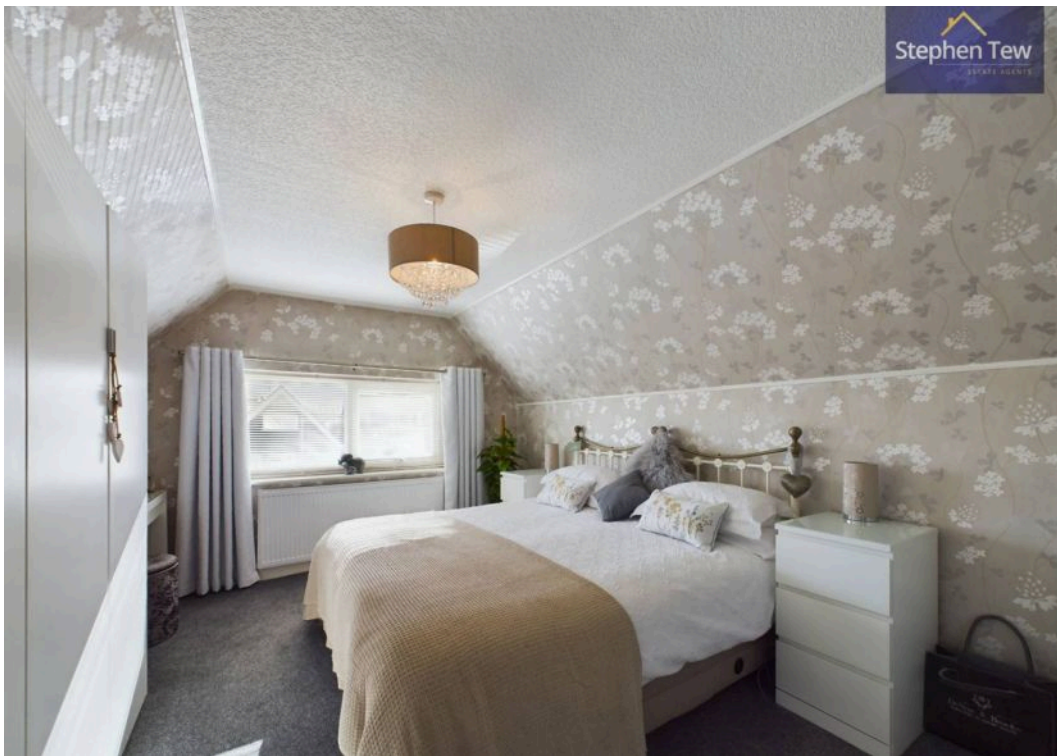
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### **FRONT GARDEN**

Laid to lawn with shrub border and paved driveway to the front

### **REAR GARDEN**

Well maintained private garden to the rear with laid to lawn and patio area. Side gate access.

### **GARAGE**

Single Garage

Integral garage with utility space.

### **DRIVEWAY**

2 Parking Spaces

Driveway for 2 cars.











## Stephen Tew Estate Agents

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