



**30 Ferndale Avenue, Blackpool**

Blackpool

Offers Over **£125,000**



# 30 Ferndale Avenue

Blackpool

Nestled in a popular residential location, this charming 3-bedroom mid-terraced house presents a wonderful opportunity for families and first-time buyers alike. Situated in close proximity to local schools, shops, and excellent transport links, this home offers convenience and a community atmosphere. With the added bonus of no onward chain, the property is ready to welcome its new owners without delay. Upon entering, a hallway leads to an inviting open-plan lounge/dining room, accentuated by patio doors that open up to the private garden - perfect for alfresco dining and entertaining. The kitchen is well-appointed, catering to daily needs and culinary adventures alike. Upstairs, three well-proportioned bedrooms and a three-piece suite bathroom provide comfortable accommodation for residents.

Outside, the property boasts off-road parking to the front, ensuring convenience and security for vehicles. The presence of a valid EICR and Gas Safety Certificates offers peace of mind to discerning buyers, highlighting the property's compliance with regulations and safety standards. Additionally, the boiler has been faithfully serviced annually, with its last maintenance conducted in November 2024.

The seamless blend of practicality and comfort, coupled with the convenient location and ample living space, make this residence a compelling prospect for those seeking a new place to call home.

Council Tax band: B

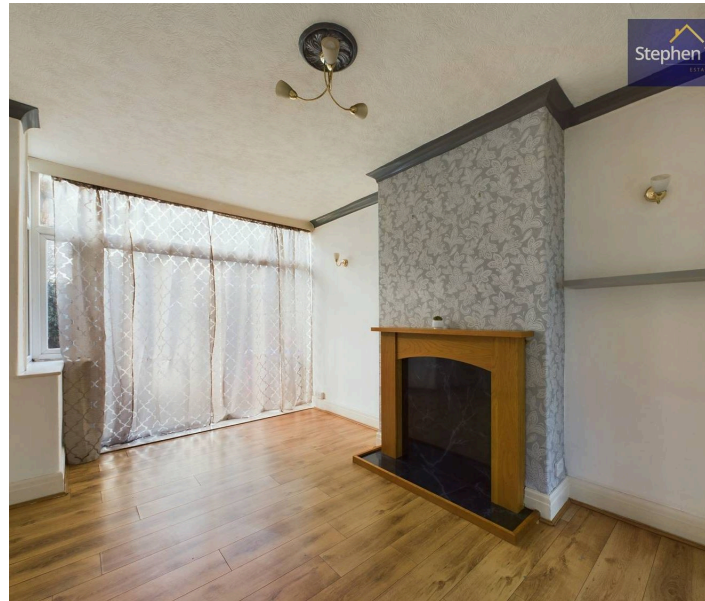
Tenure: Freehold







- 3 Bedroom Mid-Terraced Home
- Popular Residential Location Within Close Proximity To Local Schools, Shops And Transport Links
- No Onward Chain
- Hallway, Open Plan Lounge/Dining Room With Patio Doors Opening Up To The Garden, Kitchen
- 3 Bedrooms, 3 Piece Suite Bathroom
- Off Road Parking
- Valid EICR And Gas Safety Certificates
- Boiler c. 7 Years Old, Serviced Annually, Last Serviced November 2024







**Hallway**  
14' 11" x 5' 5" (4.54m x 1.64m)

**Lounge/Dining Room**  
27' 0" x 9' 9" (8.24m x 2.96m)

**Kitchen**  
11' 7" x 5' 10" (3.52m x 1.77m)

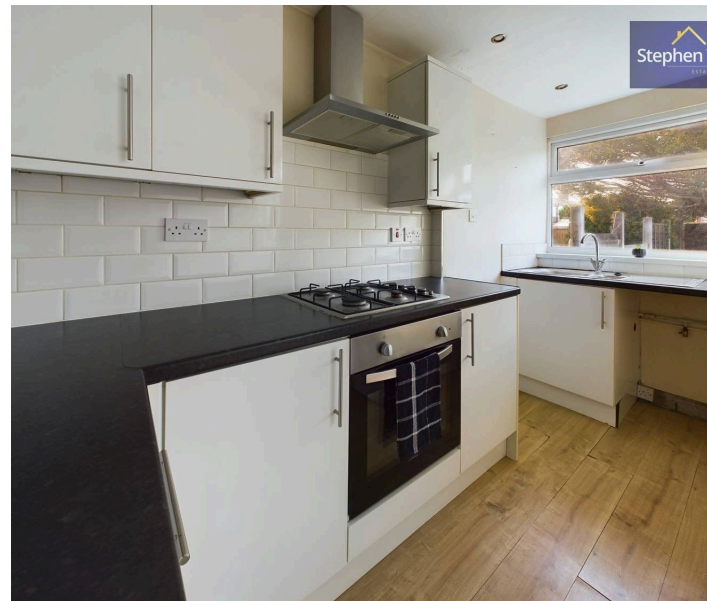
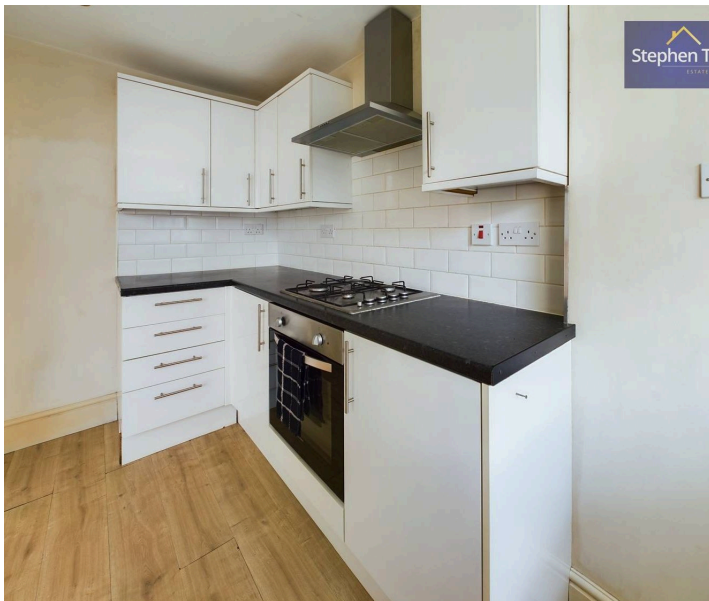
**Landing**  
6' 4" x 2' 6" (1.92m x 0.77m)

**Bedroom 1**  
14' 1" x 9' 7" (4.28m x 2.93m)

**Bedroom 2**  
13' 1" x 9' 7" (4.00m x 2.91m)

**Bedroom 3**  
8' 2" x 6' 3" (2.49m x 1.90m)

**Bathroom**  
6' 1" x 6' 3" (1.85m x 1.90m)











### FRONT GARDEN

Off road parking to the front

### REAR GARDEN

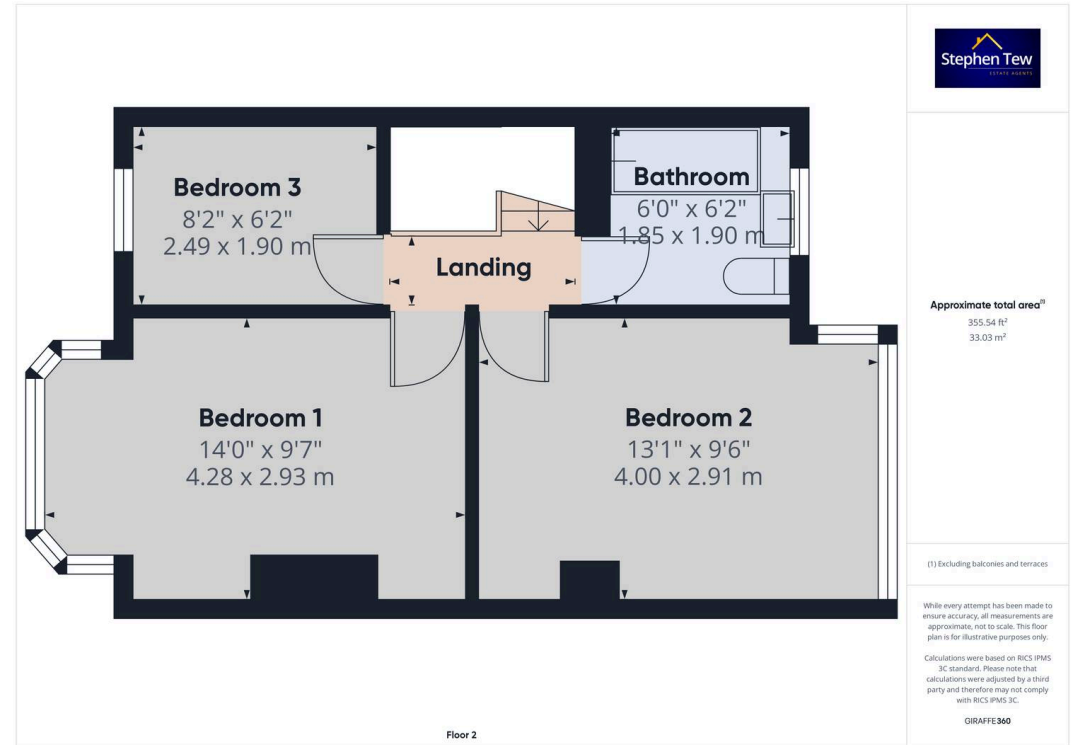
### OFF STREET

1 Parking Space

Off road parking to the front









## Stephen Tew Estate Agents

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