



1 Pickmere Avenue, Blackpool

Blackpool

Offers Over £100,000



# 1 Pickmere Avenue

Blackpool, Blackpool

This charming three-bedroom terraced house is situated in a sought-after residential area, offering a perfect blend of comfort and convenience. Upon entering, you are greeted by a welcoming hallway that leads to the bright and airy lounge, ideal for relaxing after a long day. The open-plan kitchen and dining area is perfect for entertaining guests or enjoying family meals. Upstairs, you will find three generously sized bedrooms, each offering a peaceful retreat for rest and relaxation and a family bathroom. Step outside to discover the hidden gem of this property - a spacious enclosed rear garden that is sure to impress. With side access for added convenience, this outdoor space provides a private sanctuary for enjoying the fresh air and sunshine.

Council Tax band: A

Tenure: Freehold

- Three Bedroom Terraced House In Popular Residential Area
- Hallway, Lounge, Open Plan Kitchen/ Dining Room, Family Bathroom
- Spacious Enclosed Rear Garden With Side Access







## Hallway

## Lounge

12' 7" x 9' 6" (3.84m x 2.89m)

## Kitchen/ Dining Room

11' 5" x 15' 1" (3.47m x 4.59m)

## Landing

## Bedroom 1

10' 10" x 9' 5" (3.31m x 2.88m)

## Bedroom 2

10' 10" x 9' 5" (3.31m x 2.86m)

## Bedroom 3

6' 8" x 5' 5" (2.02m x 1.64m)

## Bathroom

6' 9" x 5' 5" (2.05m x 1.64m)







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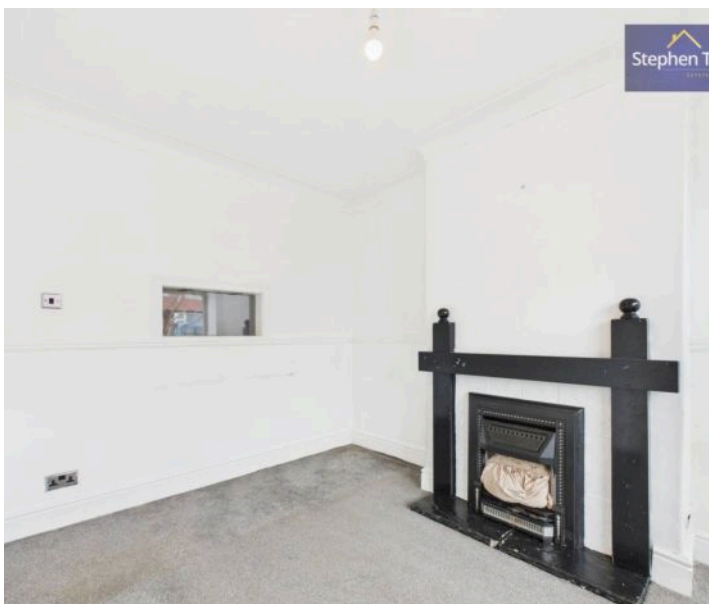
10' 10" x 9' 5" (3.31m x 2.86m)

## Bedroom 3

6' 8" x 5' 5" (2.02m x 1.64m)

## Bathroom

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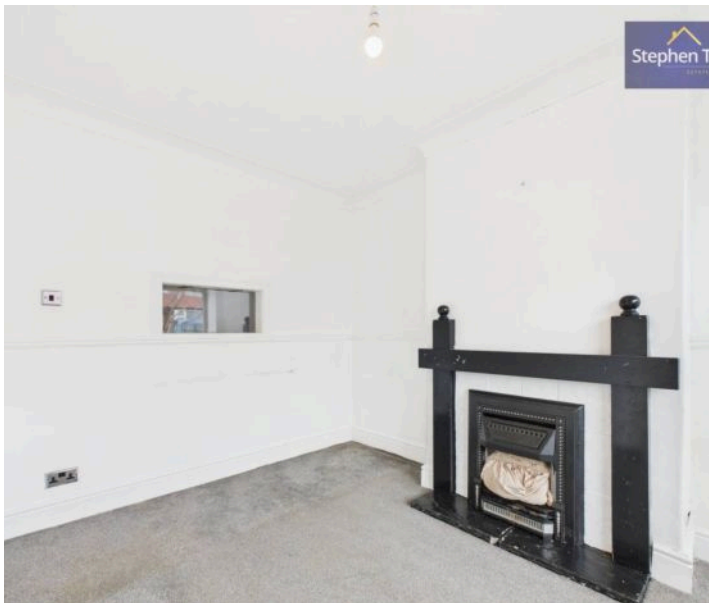




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FRONT GARDEN

REAR GARDEN



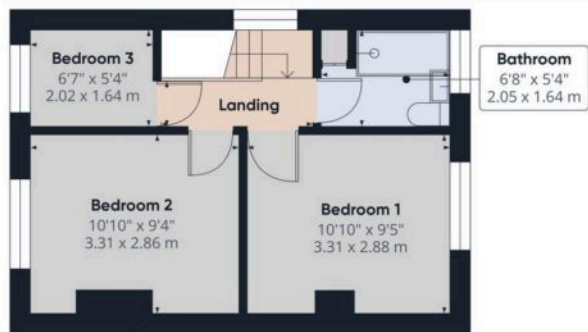
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Floor 1



Floor 2



Approximate total area<sup>®</sup>  
644.77 ft<sup>2</sup>  
59.9 m<sup>2</sup>

Reduced headroom  
2.16 ft<sup>2</sup>  
0.2 m<sup>2</sup>

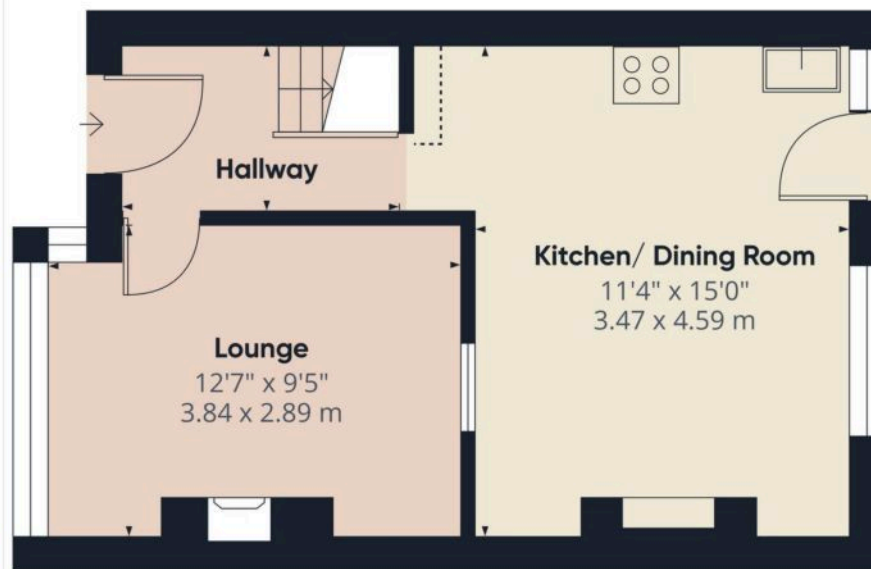
(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 1



Approximate total area<sup>®</sup>  
343.48 ft<sup>2</sup>  
31.91 m<sup>2</sup>

Reduced headroom  
2.16 ft<sup>2</sup>  
0.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

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## Stephen Tew Estate Agents

Stephen Tew Estate Agents, 132 Highfield Road – FY4 2HH

01253 401111

[info@stephentew.co.uk](mailto:info@stephentew.co.uk)

[www.stephentew.co.uk](http://www.stephentew.co.uk)

