



**2 Dovedale Avenue, Blackpool**

Blackpool

Offers Over **£175,000**

## 2 Dovedale Avenue

### Blackpool

This very well presented 2 bedroom end terrace property is set on a corner plot, boasting a wrap-around garden, garage, and off-road parking. Situated in a fantastic location close to local schools, shops, and transport links, with the M55 just a 5-minute drive away, this home offers convenience and accessibility. The interior comprises a porch, hall, lounge, and kitchen/diner complete with an integrated oven and hob. Upstairs, there are 2 double bedrooms and a modern 3-piece suite bathroom that was renovated in 2021. Additional features include a loft that has been partially boarded and a boiler that is approximately 6 years old.

Outside, this property showcases ample outdoor space. The large front garden features a well-maintained lawn, bordered by hedges, and a gravel driveway providing convenient off-road parking. The corner plot wrap-around garden, offers versatility and privacy. This outdoor space includes wooden decking, ideal for alfresco dining and entertaining, as well as side gate access for added convenience. Whether enjoying a relaxing evening in the garden or hosting a summer BBQ, the outdoor space of this property provides a perfect setting for enjoying the great outdoors right at home.

Council Tax band: A

Tenure: Freehold

- Very Well Presented 2 Bedroom End Terrace
- Corner Plot With Wrap Around Garden, Garage, Off Road Parking
- Fantastic Location Within Close Proximity To Local Schools, Shops And Transport Links Just 5 Minutes Drive From The M55
- Porch, Hall, Lounge, Kitchen/Diner With Integrated Oven & Hob
- 2 Double Bedrooms, Modern 3 Piece Suite Bathroom Renovated In 2021
- Loft Partially Boarded, Water Meter, Boiler Approx. 6 Years Old - Located In The Garage





**Entrance Porch**

3' 6" x 2' 5" (1.06m x 0.74m)

**Hallway**

3' 8" x 3' 0" (1.12m x 0.91m)

**Lounge**

12' 0" x 11' 10" (3.67m x 3.61m)

**Kitchen/Diner**

10' 2" x 15' 0" (3.10m x 4.58m)

**Landing**

3' 3" x 5' 10" (1.00m x 1.79m)

**Bedroom 1**

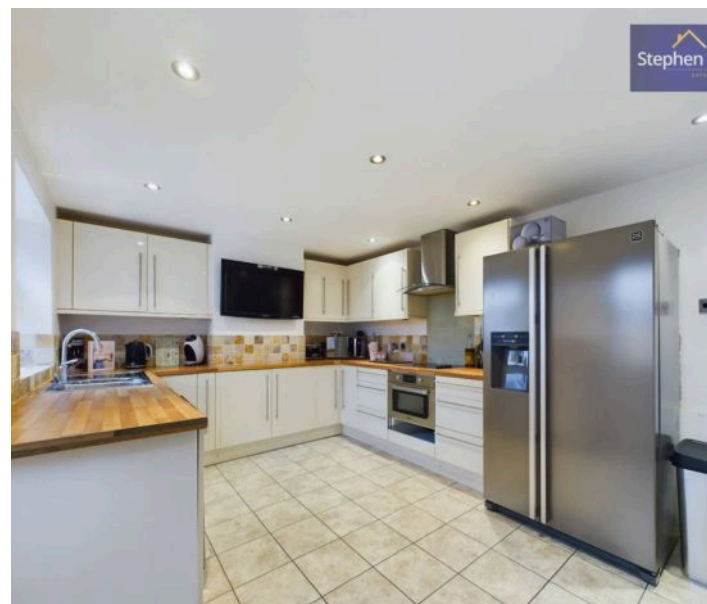
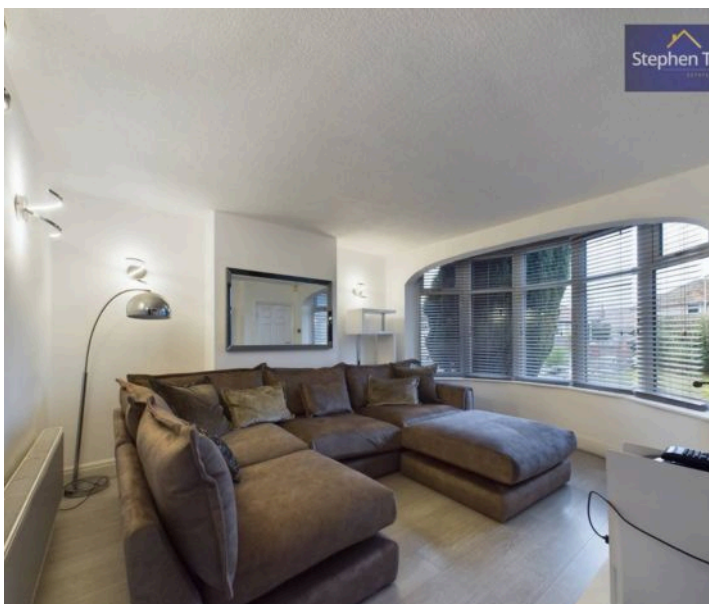
11' 1" x 11' 3" (3.37m x 3.44m)

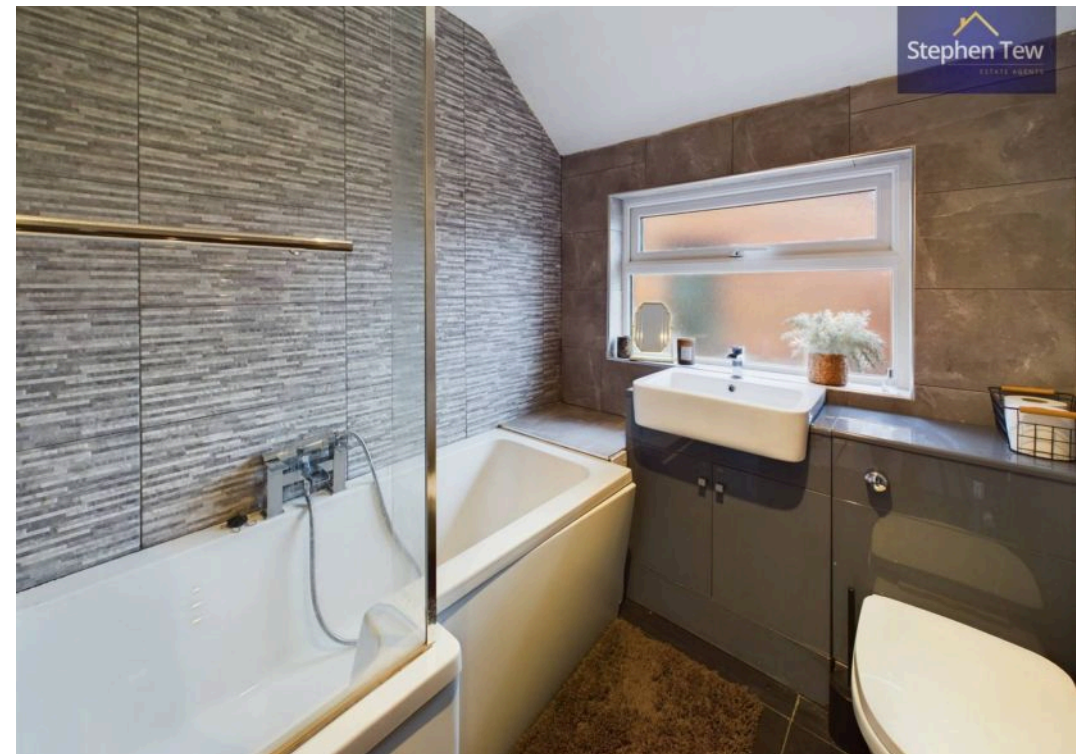
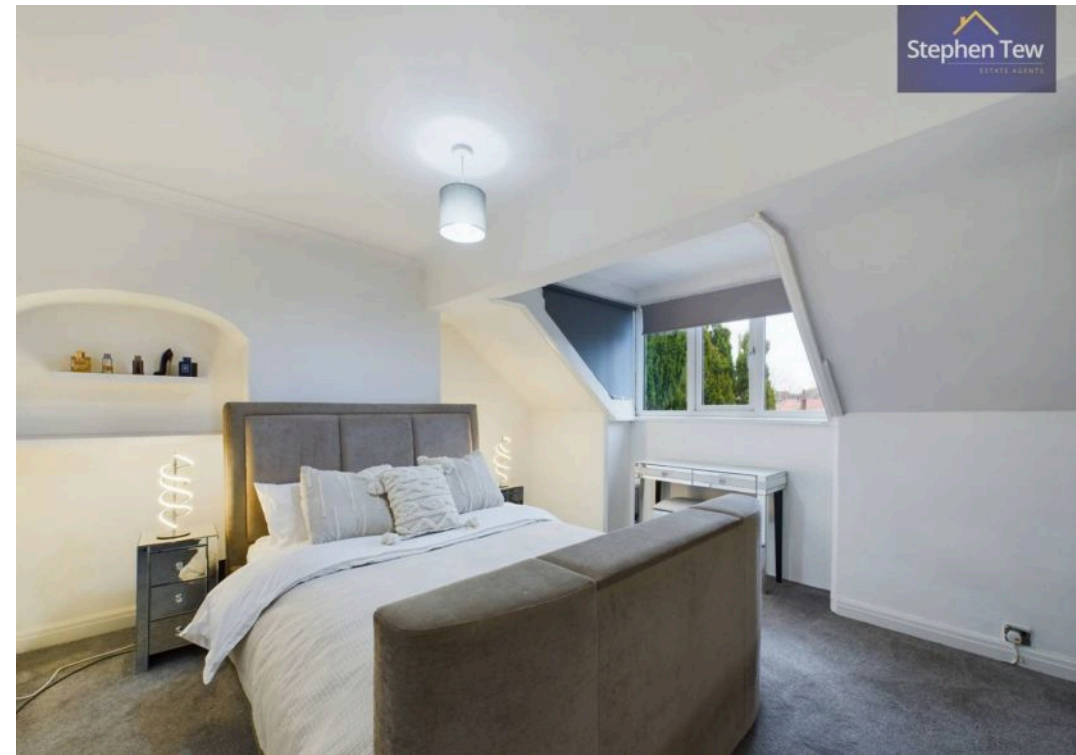
**Bedroom 2**

11' 1" x 9' 0" (3.37m x 2.74m)

**Bathroom**

7' 1" x 5' 10" (2.16m x 1.78m)







### **FRONT GARDEN**

Large garden to the front with laid to lawn, hedge border and gravel driveway

### **REAR GARDEN**

Corner plot wrap around garden with wooden decking and side gate access

### **GARAGE**

Single Garage

### **OFF STREET**

2 Parking Spaces







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