



**10 Livet Avenue, Blackpool**

Blackpool

Offers Over **£195,000**



# 10 Livet Avenue

## Blackpool

Nestled in a highly desirable residential area, within a quiet cul-de-sac setting, this 3-bedroom semi-detached house offers a wonderful opportunity for those seeking a peaceful haven to call home. The accommodation comprises a welcoming hallway leading to a spacious lounge, dining room, and a well-appointed kitchen featuring integrated appliances including a fridge, washing machine, oven, grill, and electric hob, all of which seamlessly flow together. Completing the ground floor is a convenient WC. Ascending to the first floor reveals three generously proportioned bedrooms, each graced with fitted wardrobes, ensuring ample storage space, and a four-piece suite bathroom.

Step outside into the east-facing garden, a peaceful sanctuary offering a tranquil escape from the hustle and bustle of daily life. The well-maintained garden features a lush lawn area and a charming patio adorned with Indian paved stones, perfect for al fresco dining. With direct access to the garage, storing outdoor essentials or garden tools couldn't be more convenient. To the front of the property, a driveway provides ample space for two cars, ensuring that parking is never an issue for residents or guests. Sold with no onward chain, this residence presents a rare opportunity not to be missed.

Council Tax band: C

Tenure: Freehold

- No Onward Chain
- Located In A Quiet Cul-De-Sac In A Popular Residential Area
- Hallway, Lounge, Dining Room leading Through To The Kitchen Boasting Integrated Fridge, Washing Machine, Oven, Grill And Electric Hob, GF WC
- 3 Bedrooms To The First Floor, All Benefitting From Fitted Wardrobes, 4 Piece Suite Bathroom
- Garage And Driveway For Multiple Cars







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**Hallway**  
14' 2" x 6' 5" (4.32m x 1.96m)

**Lounge**  
15' 3" x 11' 9" (4.64m x 3.58m)

**Dining Room**  
12' 3" x 8' 8" (3.74m x 2.65m)

**Kitchen**  
9' 0" x 9' 5" (2.75m x 2.87m)

**GF WC**  
3' 10" x 6' 4" (1.18m x 1.94m)

**Landing**  
10' 4" x 3' 8" (3.15m x 1.13m)

**Bedroom 1**  
14' 3" x 10' 1" (4.35m x 3.08m)

**Bedroom 2**  
12' 11" x 10' 2" (3.93m x 3.10m)

**Bedroom 3**  
7' 2" x 8' 0" (2.18m x 2.43m)

**Bathroom**  
9' 8" x 7' 10" (2.94m x 2.40m)

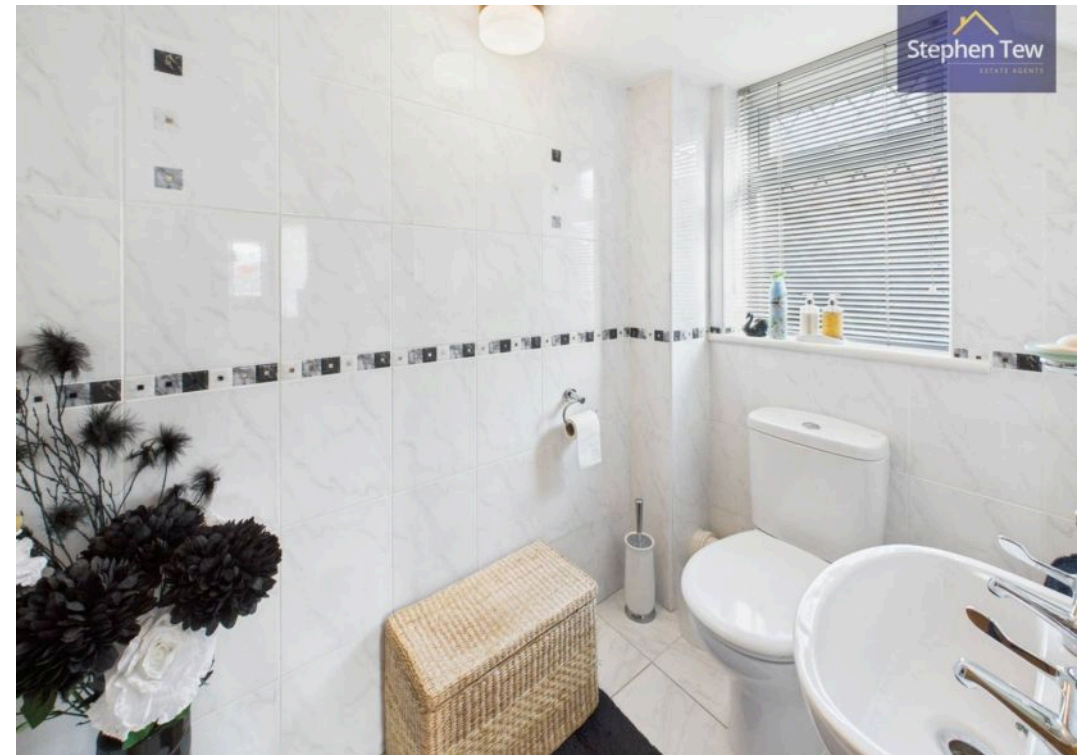


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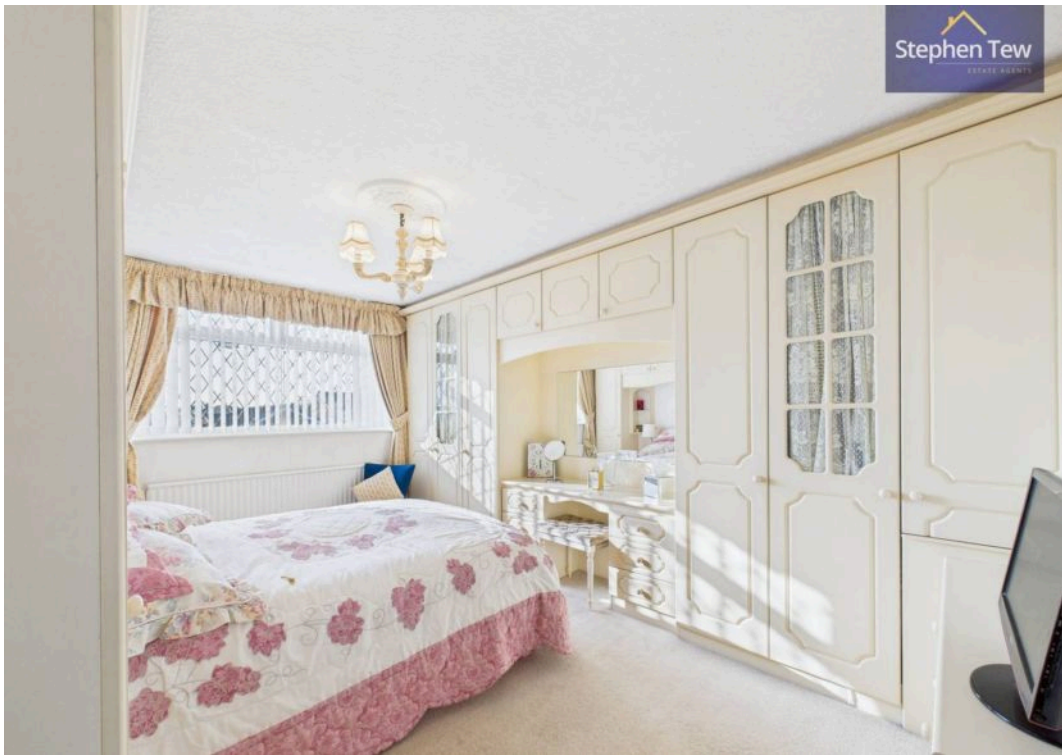


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### **FRONT GARDEN**

### **REAR GARDEN**

East facing garden to the rear with laid to lawn, patio area with Indian paved stones and access to the garage

### **GARAGE**

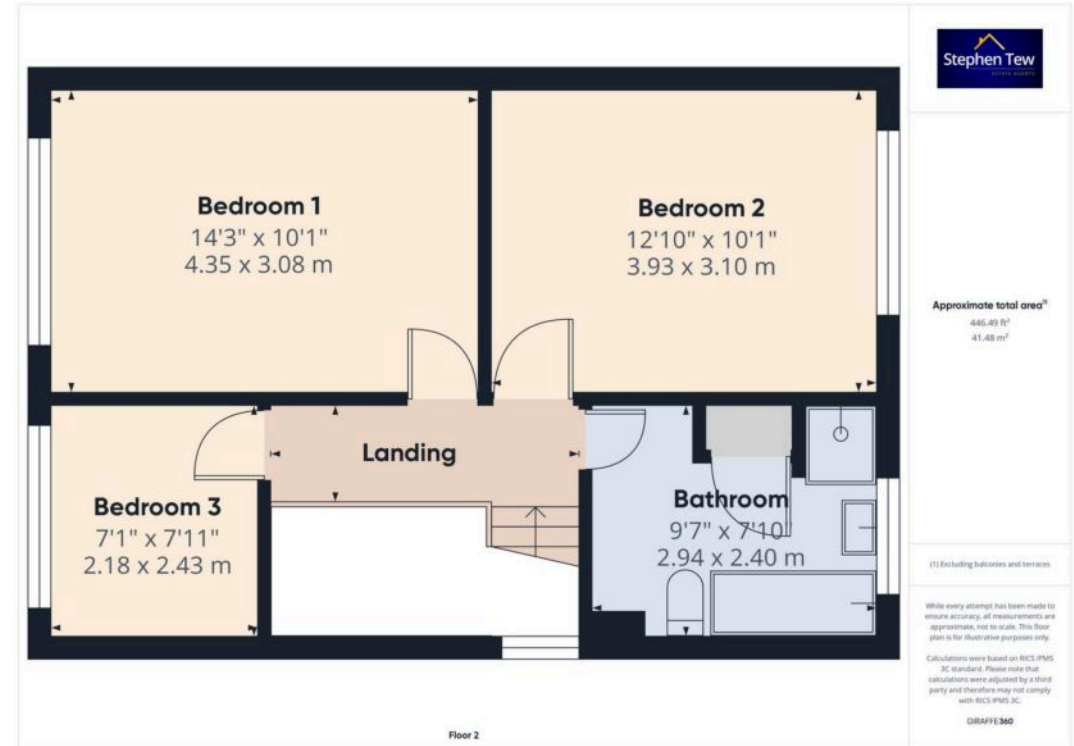
Single Garage

### **DRIVEWAY**

2 Parking Spaces

Driveway to the front for 2 cars









## Stephen Tew Estate Agents

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