



**8 Riversleigh Avenue, Blackpool**

Blackpool

Offers Over **£160,000**



# 8 Riversleigh Avenue

## Blackpool

This 3-bedroom semi-detached family home is situated in a desirable cul-de-sac location, offering convenient access to local schools, shops, and amenities. Upon entering, you are greeted by an entrance vestibule leading to a hallway and a ground floor WC, setting the tone for the well-designed layout. The spacious lounge and adjacent dining room, featuring built-in storage units, create a functional and spacious living space. The kitchen is equipped with a breakfast bar and integrated appliances including an oven, hob, fridge, and freezer, catering to the needs of a busy household. Upstairs, the property boasts 3 bedrooms, each with fitted wardrobes/cupboards, a modern bathroom, and a separate WC for added convenience. The bathroom and ground floor WC were both renovated in 2024, adding a touch of contemporary luxury to this charming home.

The allure of this property extends beyond its interior, as it also boasts a well-maintained garden that is sure to impress outdoor enthusiasts. The rear garden features a paved patio area, perfect for al fresco dining, alongside a lush lawn that provides a serene backdrop for relaxation. Adding to the appeal is a wooden shed/workshop with both light and power supply, ideal for storage or hobbies. Additionally, the side gate access ensures ease of movement, allowing for seamless enjoyment of the outdoor space. Completing the picture is a garage with light and power supply, offering practical solutions for vehicle maintenance or DIY projects. With a harmonious blend of indoor comfort and outdoor charm, this property presents an enticing opportunity for those seeking a well-appointed family home in a sought-after location.

Council Tax band: C

Tenure: Freehold







**Entrance Vestibule**  
3' 2" x 3' 3" (0.97m x 0.99m)

**Hallway**  
11' 10" x 5' 9" (3.61m x 1.75m)

**Lounge**  
13' 4" x 11' 5" (4.06m x 3.48m)

**Dining Room**  
14' 4" x 8' 6" (4.38m x 2.59m)

**Kitchen**  
17' 7" x 7' 1" (5.35m x 2.15m)

**GF WC**  
5' 0" x 2' 3" (1.52m x 0.69m)

**Landing**  
11' 2" x 3' 4" (3.40m x 1.01m)

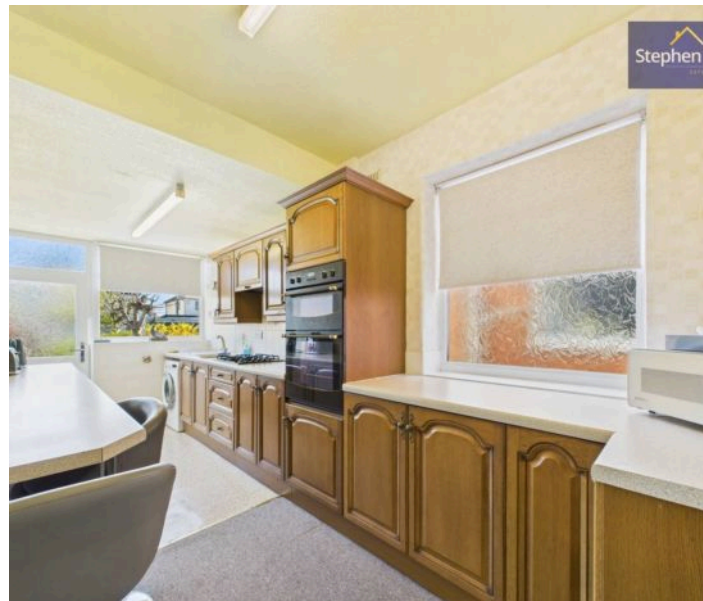
**Bedroom 1**  
13' 7" x 8' 10" (4.15m x 2.68m)

**Bedroom 2**  
14' 8" x 8' 11" (4.46m x 2.72m)

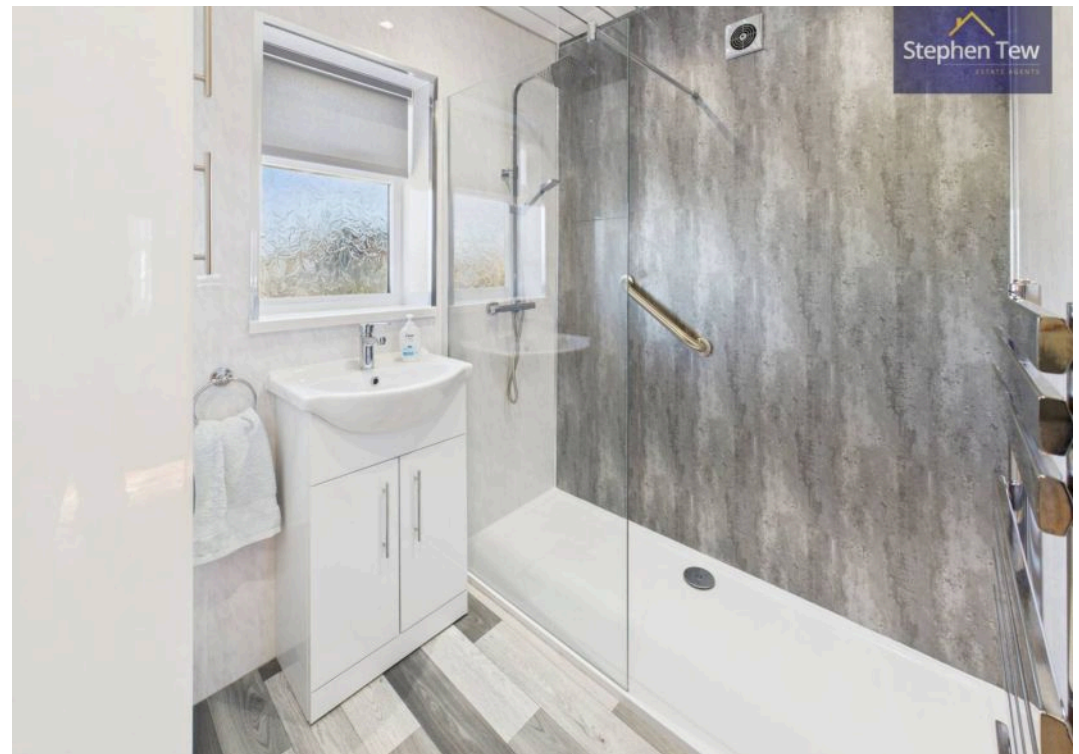
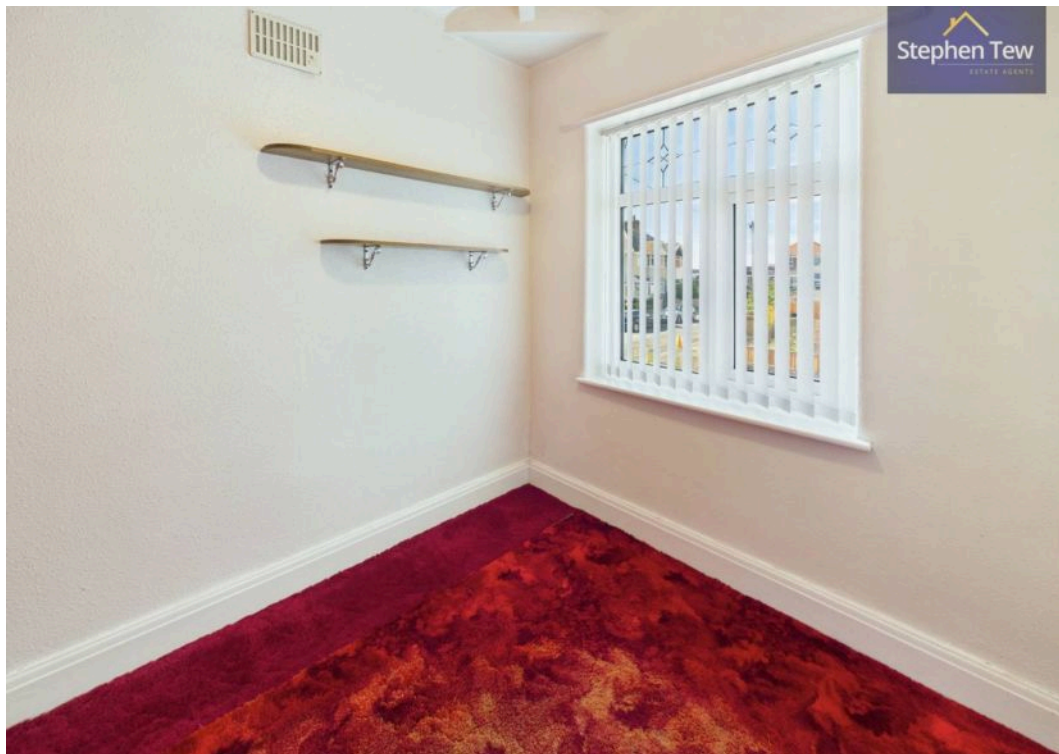
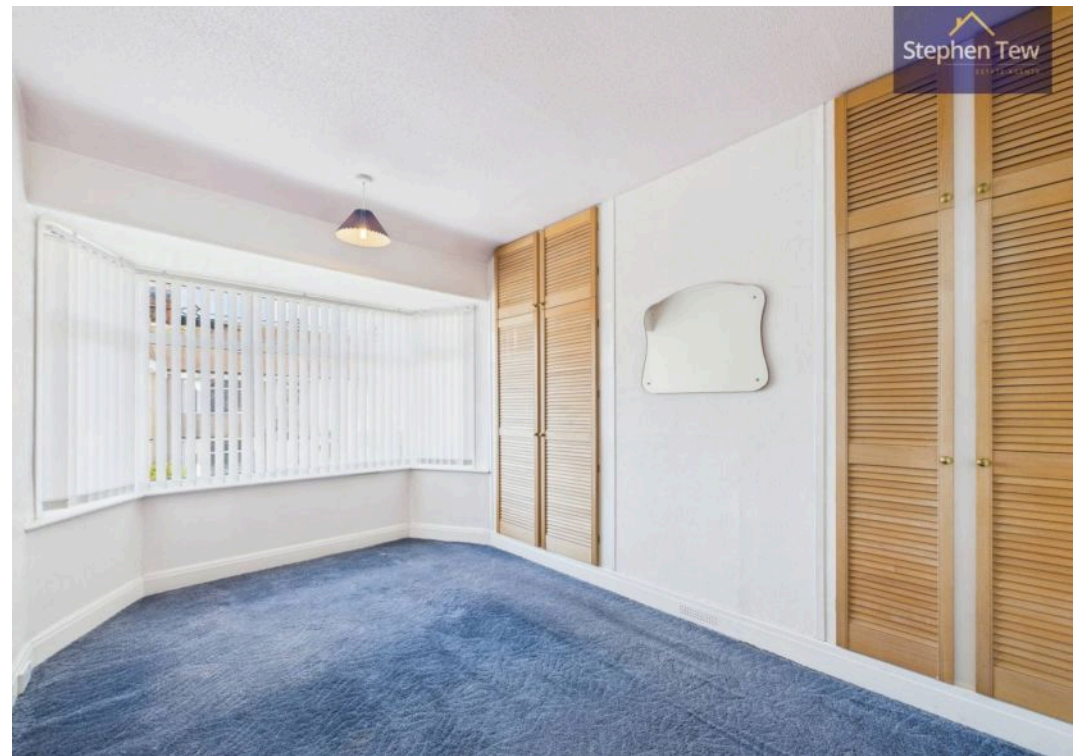
**Bedroom 3**  
6' 9" x 7' 4" (2.07m x 2.23m)

**Bathroom**  
5' 7" x 7' 4" (1.71m x 2.23m)

**WC**  
2' 5" x 4' 6" (0.74m x 1.36m)











## FRONT GARDEN

## REAR GARDEN

Well maintained garden to the rear with paved patio area, laid to lawn, wooden shed/workshop with light and power supply and side gate access.

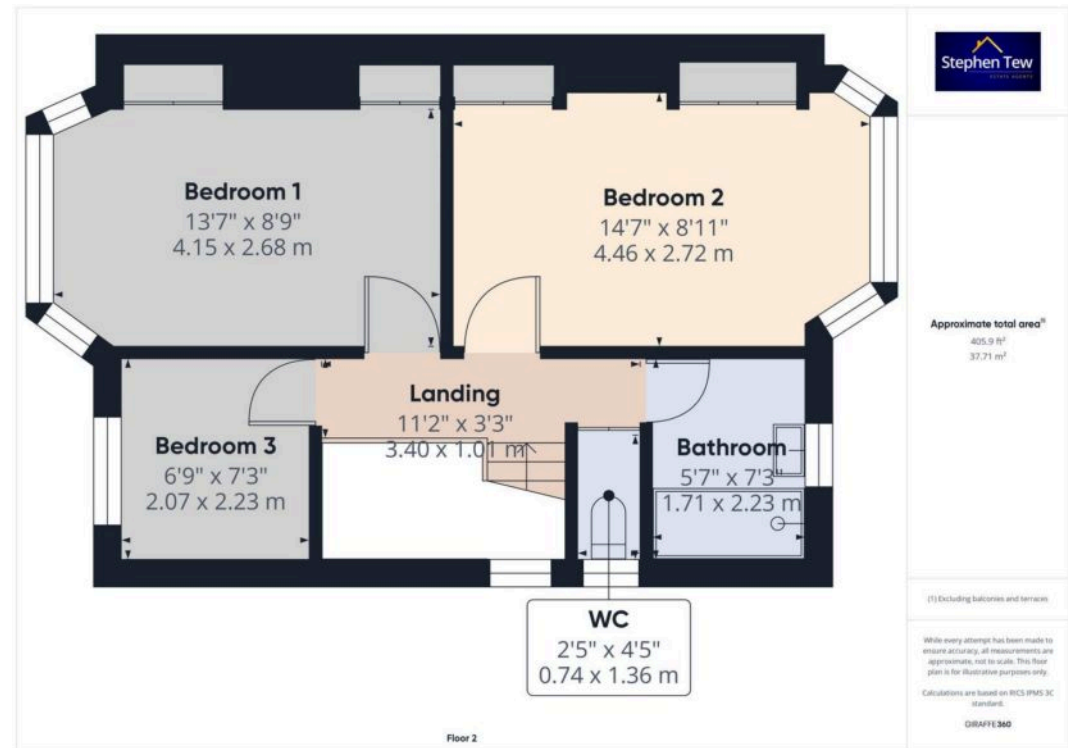
### Garage

Single Garage

Garage with light and power supply

- 3 Bedroom Semi-Detached Family Home
- Cul-de-Sac Location Within Close Proximity To Local Schools, Shops And Amenities
- Entrance Vestibule, Hallway, GF WC, Lounge, Dining Room With Built In Storage Units, Kitchen With Breakfast Bar And Integrated Oven, Hob, Fridge & Freezer
- 3 Bedrooms, All Boasting Fitted Wardrobes/Cupboards, Modern Bathroom And Separate WC
- Modern GF WC And Bathroom Renovated In 2024
- Garage And Well Maintained Garden To The Rear With Wooden Shed/Workshop Boasting Light And Power Supply
- No Onward Chain
- Loft is partially boarded, water meter, boiler is 5 years old, last serviced Feb 2025, located in the Bathroom









## 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)

