



5 Ribchester Avenue, Blackpool

Blackpool

Offers Over **£210,000**

5 Ribchester Avenue

Blackpool, Blackpool

Nestled within a sought after residential area, this meticulously maintained three-bedroom semi-detached house presents a harmonious fusion of style and functionality. Boasting a refined interior and modern amenities, this property offers a comfortable and inviting living space for its prospective occupants.

Upon entering, the hallway sets the tone for the rest of the property, leading seamlessly into the spacious lounge. The lounge is enhanced by a modern media wall and an electric fireplace, installed in 2024, creating a cosy ambience for relaxation and entertainment. The heart of the home lies in the modern open plan kitchen and dining room, featuring integrated appliances including a fridge, freezer, oven, microwave, and electric hob. The adjacent conservatory, with patio doors opening to the rear garden, provides an ideal setting for enjoying meals and hosting guests.

Upstairs, the landing leads to the stylish three-piece suite bathroom and three well-appointed bedrooms. Bedroom 1 is complemented by fitted mirrored wardrobes, installed in 2024, offering ample storage space and a touch of elegance.

The property's allure extends to the outdoor space, with an enclosed east-facing rear garden accessible via side access. The landscaped rear garden boasts raised decking and includes a hot tub within the sale, providing a tranquil retreat to unwind and enjoy the surroundings.

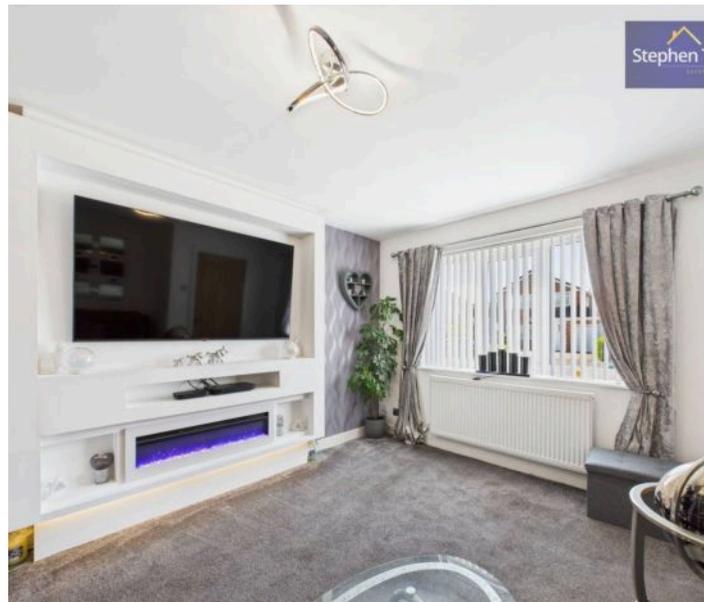
A relayed driveway offers parking for multiple vehicles, while mains powered and solar powered outside lights illuminate the exterior. The front and side of the property were re-pointed and soffits were replaced in 2024. Further enhancing the property's value are FENSA certified windows fitted throughout in 2023 (excluding the conservatory). Additionally, made-to-measure heavy PVC blinds adorn the windows, adding privacy and style to each room.

Completing this exceptional offering is a loft that is boarded and insulated, with light and pull-down ladders providing convenient access to additional storage space.





Hallway
Lounge
13' 10" x 12' 10" (4.22m x 3.91m)





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Kitchen/ Dining Room
10' 0" x 16' 3" (3.05m x 4.96m)

Conservatory
12' 1" x 9' 9" (3.68m x 2.97m)

Landing

Bedroom 1
13' 8" x 8' 10" (4.16m x 2.69m)

Bedroom 2
10' 6" x 10' 5" (3.19m x 3.18m)

Bedroom 3
9' 9" x 7' 1" (2.98m x 2.16m)

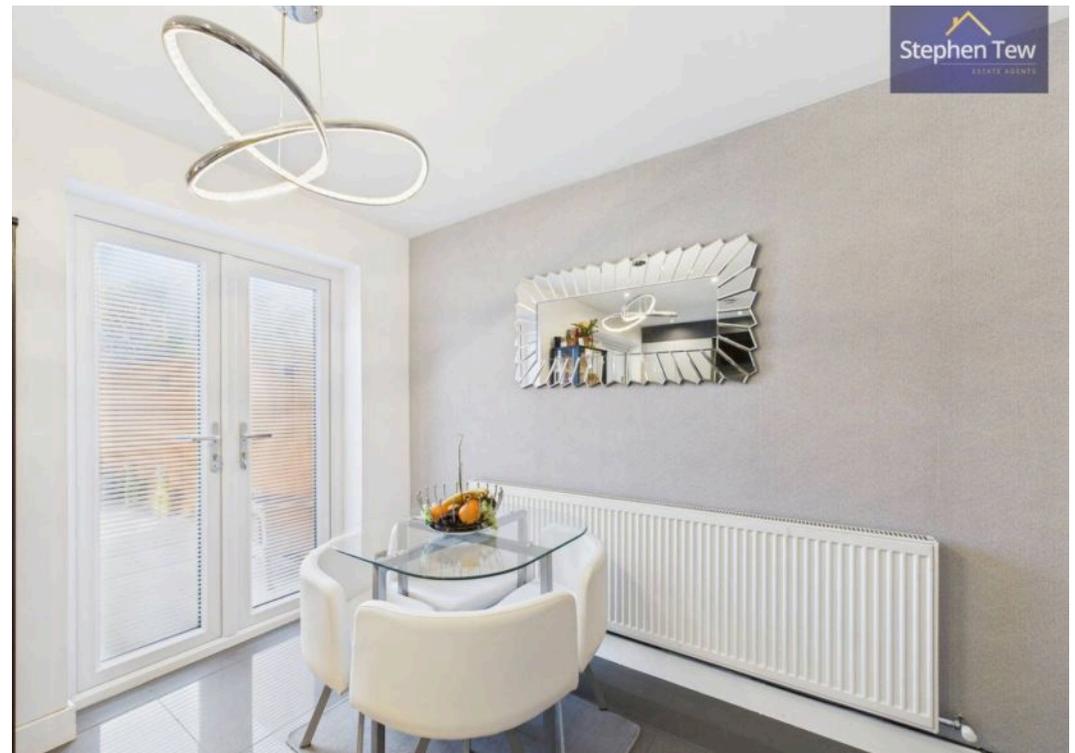
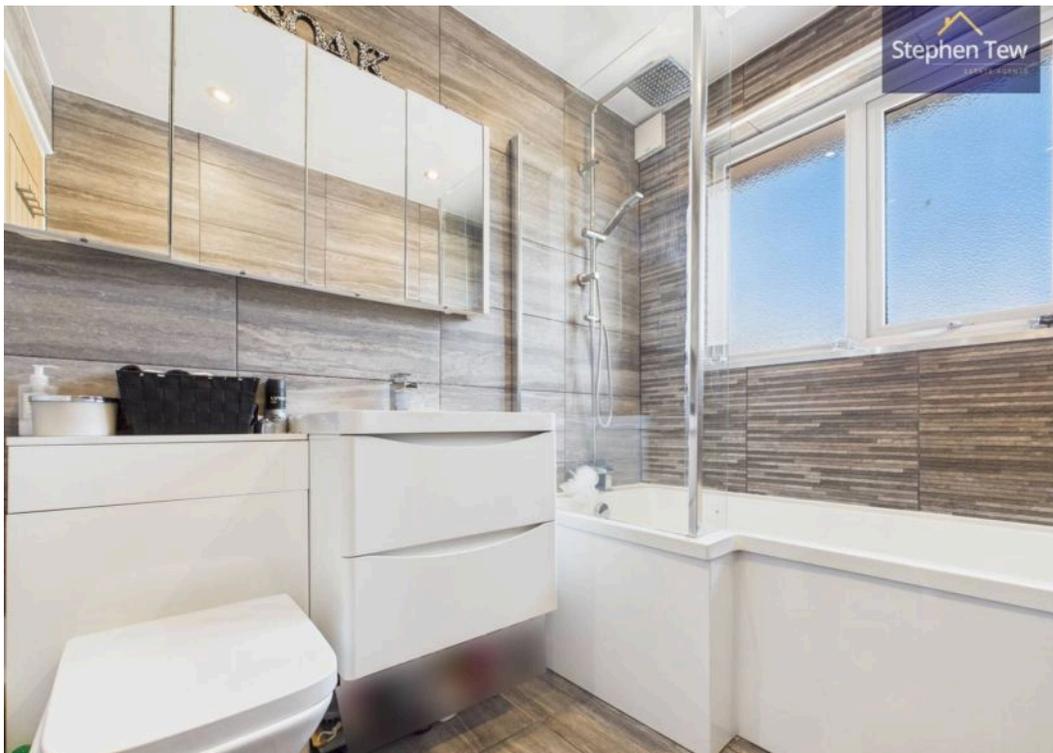
Bathroom
7' 5" x 5' 6" (2.27m x 1.67m)



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- REAR GARDEN
- OFF STREET
- DRIVEWAY







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