



  
**Stephen Tew**  
ESTATE AGENTS  
**FOR SALE**  
01253 401111 [stephentew.co.uk](http://stephentew.co.uk)

**97 Harrington Avenue, Blackpool**

Blackpool

Offers Over **£220,000**



# 97 Harrington Avenue

## Blackpool

Nestled in a sought-after residential area and boasting ample living space, we are delighted to present this charming 3-bedroom semi-detached house to the market. Situated within close proximity to local schools, shops, and excellent transport links, this property offers the perfect blend of convenience and comfort. Upon entering, you are greeted by an entrance vestibule leading to a spacious hallway, a comfortable lounge, a dining room with patio doors offering seamless access to the garden, a well-appointed kitchen, utility room, and a convenient ground floor shower room. The first floor comprises three generously sized bedrooms, all featuring fitted wardrobes and storage units, accompanied by a bathroom and a separate WC. Recent home improvements include new uPVC double glazed windows and patio doors at the rear, as well as a newly replaced gas fire in the lounge.

Stepping outside, this property does not disappoint, as it offers a beautifully landscaped garden at the rear featuring a neatly laid to lawn area, a paved patio area and direct access to the garage for added convenience. The outdoor space provides the ideal setting for relaxing amidst the peaceful surroundings. Adding to the appeal of this property, it boasts a driveway, car port and garage offering plenty of parking options and storage solutions, and with no onward chain it is ready to move into.

Whether you are a growing family or a professional couple in need of a spacious retreat, this property offers the space, comfort, and convenience you desire. Don't miss out on the chance to make this delightful residence your own and enjoy all the benefits of a well-maintained home in a prime location.

Council Tax band: D

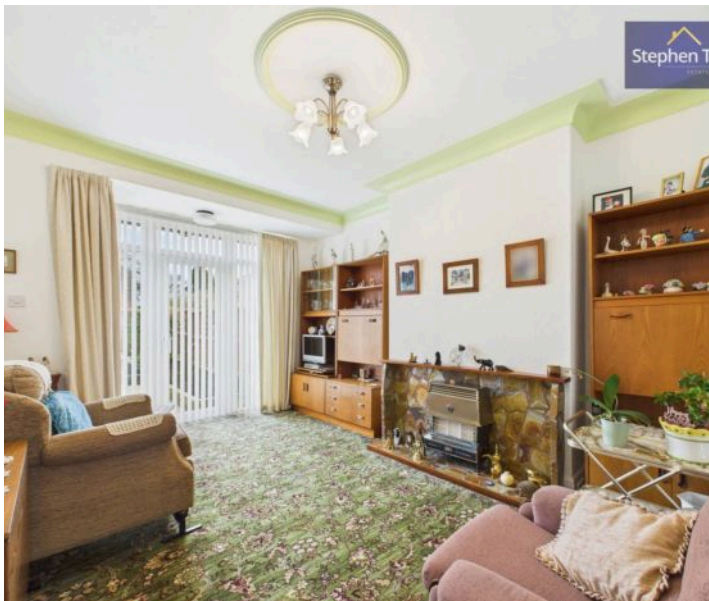
Tenure: Freehold







- 3 Bedroom Semi-Detached House
- In A Sought After Residential Area Within Close Proximity To Local Schools, Shops And Transport Links
- Driveway, Car Port And Garage
- No Onward Chain
- Entrance Vestibule, Hallway, Lounge, Dining Room With Patio Doors Leading To The Garden, Kitchen Utility Room And GF Shower Room
- 3 Bedrooms, All Boasting Fitted Wardrobes And Storage Units, Bathroom And Separate WC
- Home Improvements Within The Last 2 Years Include New uPVC Double Glazed Windows And Patio Doors To The Rear, Gas Fire Replaced In The Lounge
- Boiler Located In The Bathroom Cupboard







**Entrance Vestibule**  
2' 4" x 5' 9" (0.72m x 1.74m)

**Hallway**  
13' 7" x 6' 4" (4.14m x 1.94m)

**Lounge**  
14' 4" x 11' 10" (4.38m x 3.61m)

**Dining Room**  
15' 0" x 11' 2" (4.57m x 3.40m)

**Kitchen**  
12' 10" x 7' 1" (3.92m x 2.15m)

**Utility Room**  
6' 6" x 6' 0" (1.97m x 1.84m)

**Shower Room**  
4' 10" x 5' 11" (1.47m x 1.80m)

**Landing**

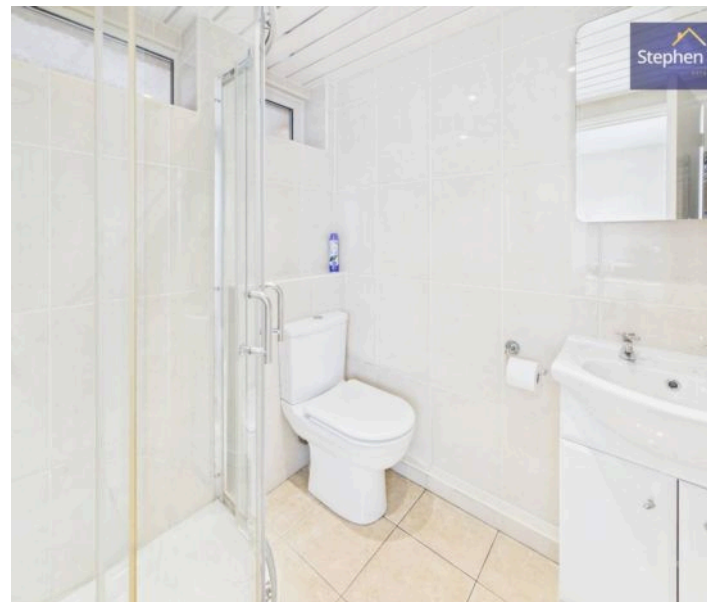
**Bedroom 1**  
14' 5" x 9' 1" (4.39m x 2.77m)

**Bedroom 2**  
12' 8" x 9' 5" (3.86m x 2.86m)

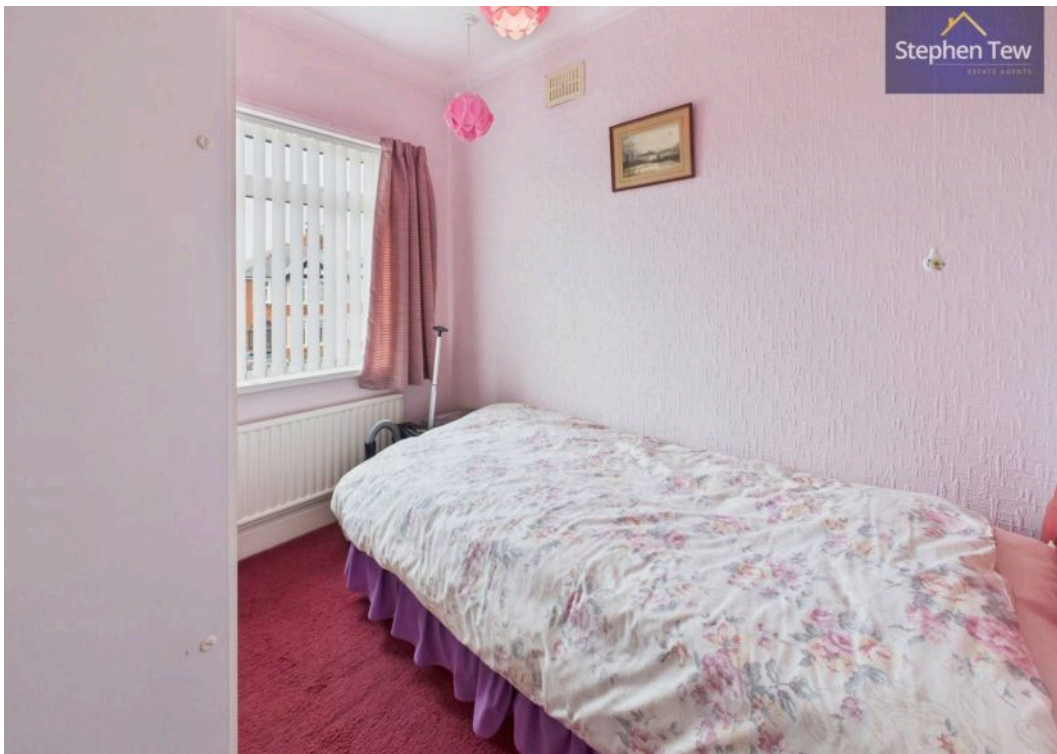
**Bedroom 3**  
8' 4" x 7' 1" (2.55m x 2.16m)

**Bathroom**  
6' 0" x 5' 9" (1.84m x 1.76m)

**WC**











## FRONT GARDEN

## REAR GARDEN

Landscaped garden to the rear with laid to lawn, paved patio area and access to the garage

## GARAGE

Single Garage

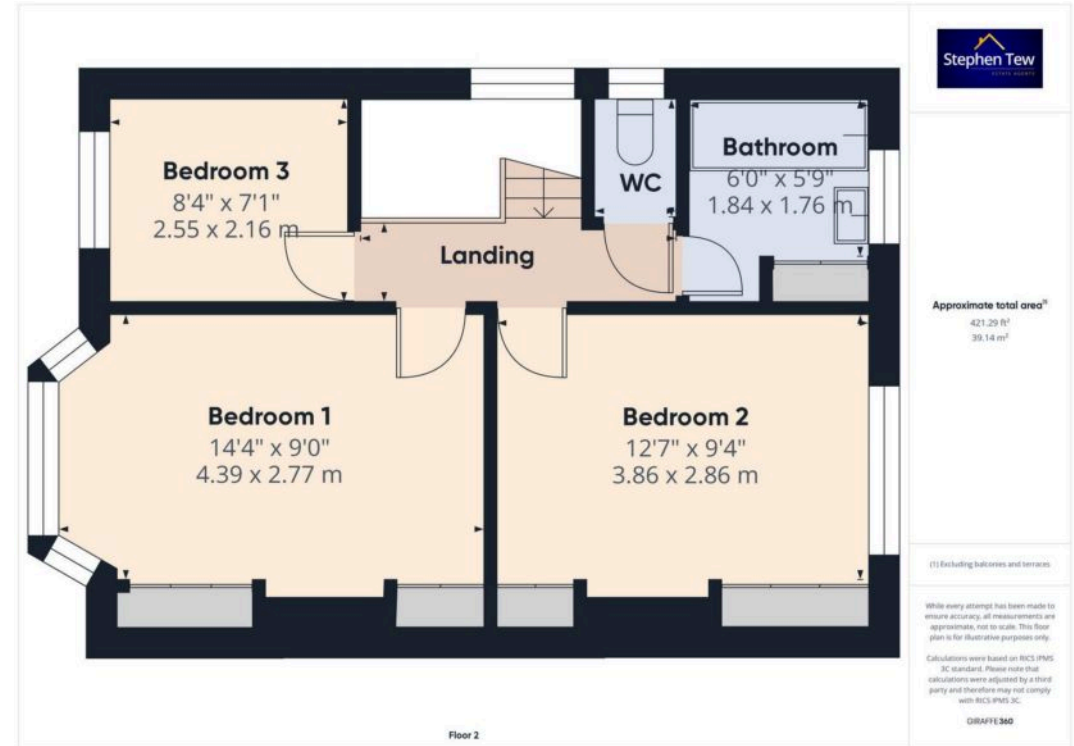
## DRIVEWAY

1 Parking Space

## CAR PORT

1 Parking Space









## Stephen Tew Estate Agents

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