



35 Walpole Avenue, Blackpool

Blackpool

Offers Over **£205,000**

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Showcasing an outstanding residence, this 3-bedroom semi-detached family home is situated in a highly sought-after residential location. Step inside the ground floor to find an inviting entrance vestibule leading to a spacious hallway, a well-appointed lounge, a reception room ideal for relaxation, a dining area for family gatherings, and a fully equipped kitchen boasting integrated appliances such as a fridge freezer and gas oven. The first floor encompasses three bedrooms offering comfortable living spaces, a landing area, and a bathroom accompanied by a separate WC, ensuring convenience and privacy. Noteworthy features include UPVC double glazed windows at the front of the property, the kitchen extension and front/back doors, all replaced in 2017, ensuring a modern aesthetic. Furthermore, an electrical rewiring was executed with surface-mounted fixtures in October 2019, enhancing safety and functionality. This property boasts a garage and a driveway with double gates providing ample space for multiple vehicles, maintaining ease of access and security. The central heating pump was recently replaced in January 2022, underscoring the commitment to maintenance and efficiency. With the added benefit of no onward chain, this residence offers a seamless transition for prospective buyers.

Stepping outdoors, this property offers a generous outside space that complements the indoor living experience. The carefully maintained grounds provide a peaceful retreat, offering the perfect setting for outdoor activities and relaxation. The immaculately kept garden presents ample space for al fresco dining, gardening or simply unwinding. The surrounding area is ideal for family-friendly activities and leisure, catering to a lifestyle of comfort and enjoyment. The property's exterior exudes charm and character, creating a welcoming atmosphere for residents and visitors alike.

Council Tax band: C

Tenure: Freehold





- No Onward Chain
- 3 Bedroom Semi-Detached Family Home In Desirable Residential Location
- Ground Floor comprises of; Entrance Vestibule, Hallway, Lounge, Reception Room, Dining Area, Kitchen With Integrated Fridge Freezer And Gas oven
- To the First Floor There Are 3 Bedrooms, Landing Space And A Bathroom With Separate WC
- UPVC Double Glazed Windows To The Front Of The Property And Kitchen Extension Along With Front And Back Door Replaced In 2017
- Electrical Rewiring (Surface Mounted) In October 2019
- Garage, Driveway With Double Gates Accommodating Multiple Cars
- Central Heating Pump Replaced In January 2022
- Back Boiler Between Kitchen And Lounge Last Serviced On 04/10/2024





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Entrance Vestibule

Hallway

12' 1" x 8' 5" (3.69m x 2.57m)

Lounge

12' 11" x 10' 11" (3.94m x 3.34m)

Lounge/ Diner

11' 1" x 16' 2" (3.37m x 4.92m)

Bedroom 1

11' 2" x 16' 4" (3.41m x 4.98m)

Bedroom 2

13' 0" x 10' 11" (3.95m x 3.33m)

Kitchen/ Breakfast Room

8' 4" x 23' 11" (2.53m x 7.29m)

Landing

Bedroom 3

7' 11" x 8' 5" (2.42m x 2.57m)

WC

Bathroom

6' 9" x 8' 5" (2.07m x 2.57m)

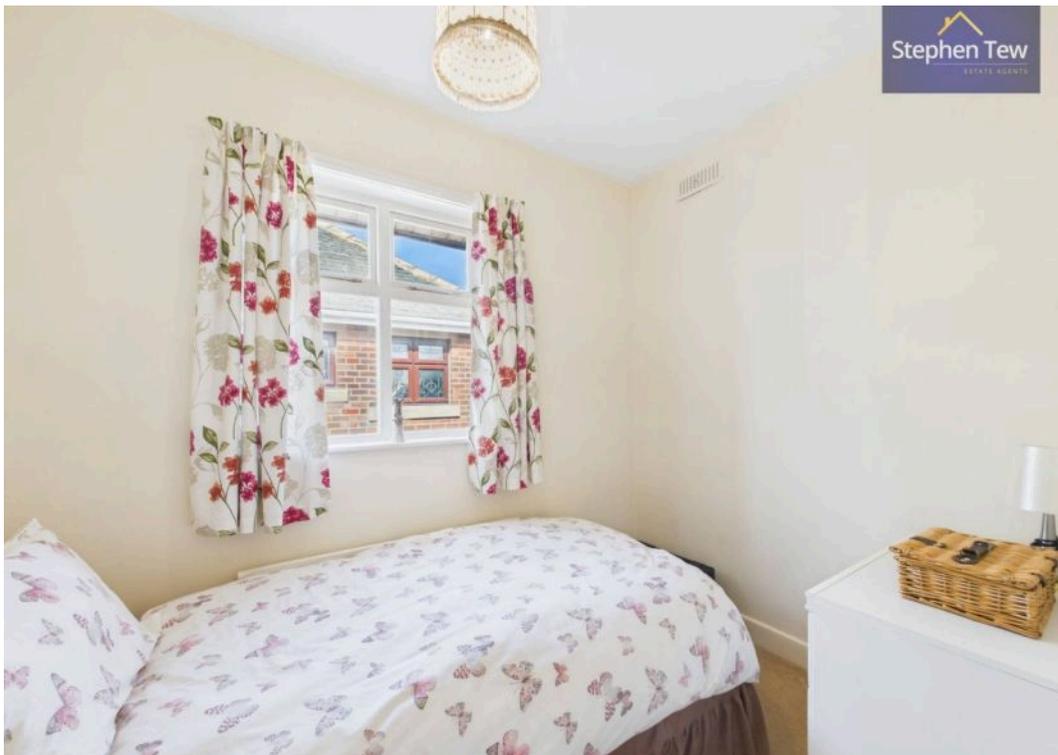


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FRONT GARDEN

REAR GARDEN

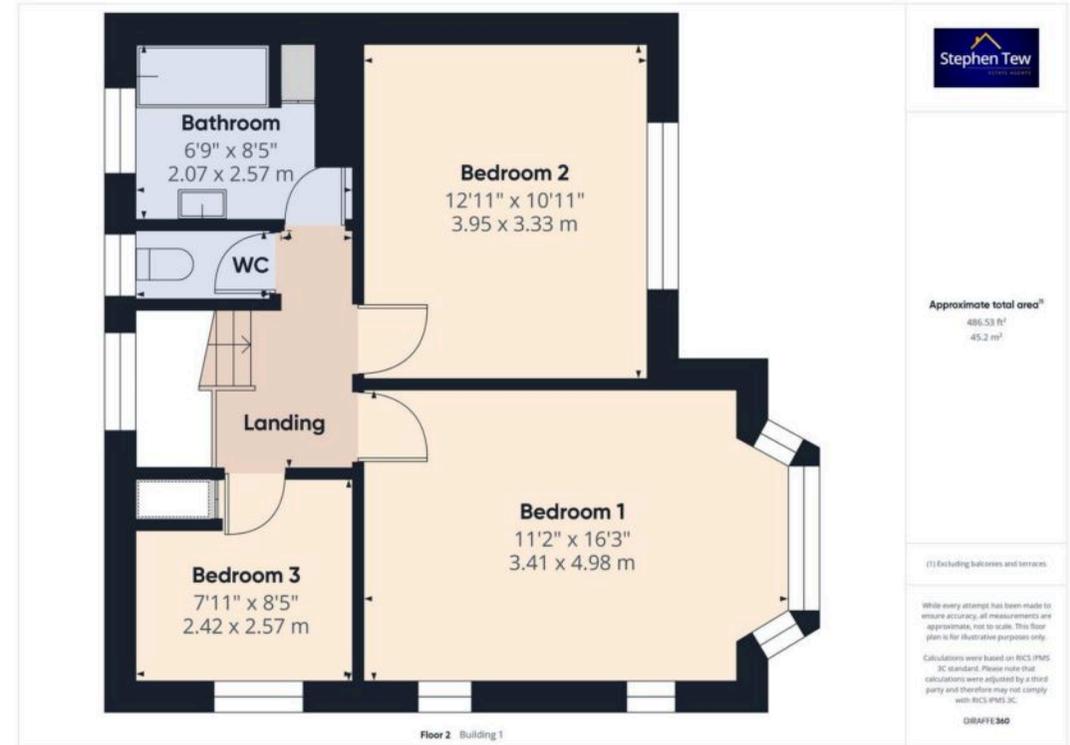
DRIVEWAY

2 Parking Spaces

GARAGE

Single Garage







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