



7 Winchester Avenue, Blackpool

Blackpool

Offers Over £140,000

7 Winchester Avenue

Blackpool, Blackpool

Nestled in a sought-after residential area, this delightful three-bedroom semi-detached house presents a wonderful opportunity for a growing family seeking comfort and convenience. Within easy reach of schools, local amenities, and excellent transportation links, this property offers a blend of modern living with practicality. Upon entering, the welcoming entrance vestibule leads to a hallway, revealing a contemporary kitchen equipped with sleek solid oak units, integrated appliances including a dishwasher, fridge, freezer, and gas cooker. The open plan lounge/dining room exudes warmth with electric fireplaces and boasts double patio doors that seamlessly flow out to the rear garden, perfect for indoor-outdoor living. Upstairs, a well-appointed landing guides you to the modern three-piece suite bathroom and three generously sized bedrooms, offering peaceful retreats for the whole family.

Externally, this residence boasts an enclosed east-facing rear garden providing a private haven for relaxation or entertaining guests, complete with convenient side access. The front, side, and rear aspects of the property were rendered just two years ago and freshly painted 6-8 months ago, ensuring a well-maintained exterior that exudes kerb appeal. Undertaking a damp proofing course 2 and a half years ago, this home has also been re-plastered and painted throughout, adding to its overall charm and desirability. This property truly offers a perfect blend of style, functionality, and comfort, providing a warm and inviting ambience for the discerning buyer seeking a place to call home.

Council Tax band: B

Tenure: Freehold

- Three Bedroom Semi-Detached House In Popular Residential Location
- Close Proximity To Schools, Local Amenities And Transportation Links
- Entrance Vestibule, Hallway, Kitchen With Solid Oak Units, Integrated Dishwasher, Fridge, Freezer And Gas Cooker
- Open Plan Lounge/ Dining Room With Electric Fireplaces And Double Patio Doors Leading To Rear Garden
- Landing, Modern Three Piece Suite Bathroom
- Enclosed East Facing Rear Garden With Side Access
- Loft is Fully Boarded With pull Down Ladders And Light
- Front, Side And Rear Of The Property Rendered 2 Years Ago, Painted 6-8





Entrance Vestibule

Hallway

Lounge

11' 5" x 10' 0" (3.48m x 3.06m)

Kitchen/ Dining Room

14' 10" x 17' 10" (4.52m x 5.43m)

Landing

Bedroom 1

11' 6" x 11' 0" (3.50m x 3.35m)

Bedroom 2

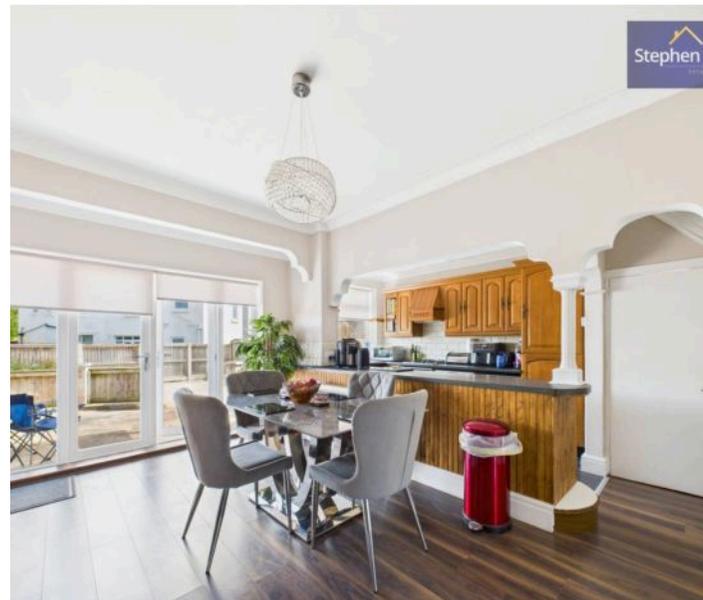
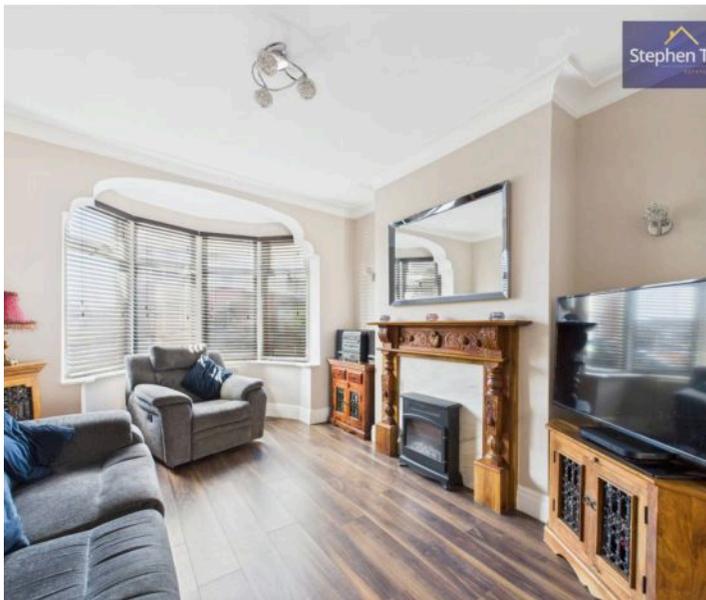
12' 3" x 9' 11" (3.73m x 3.01m)

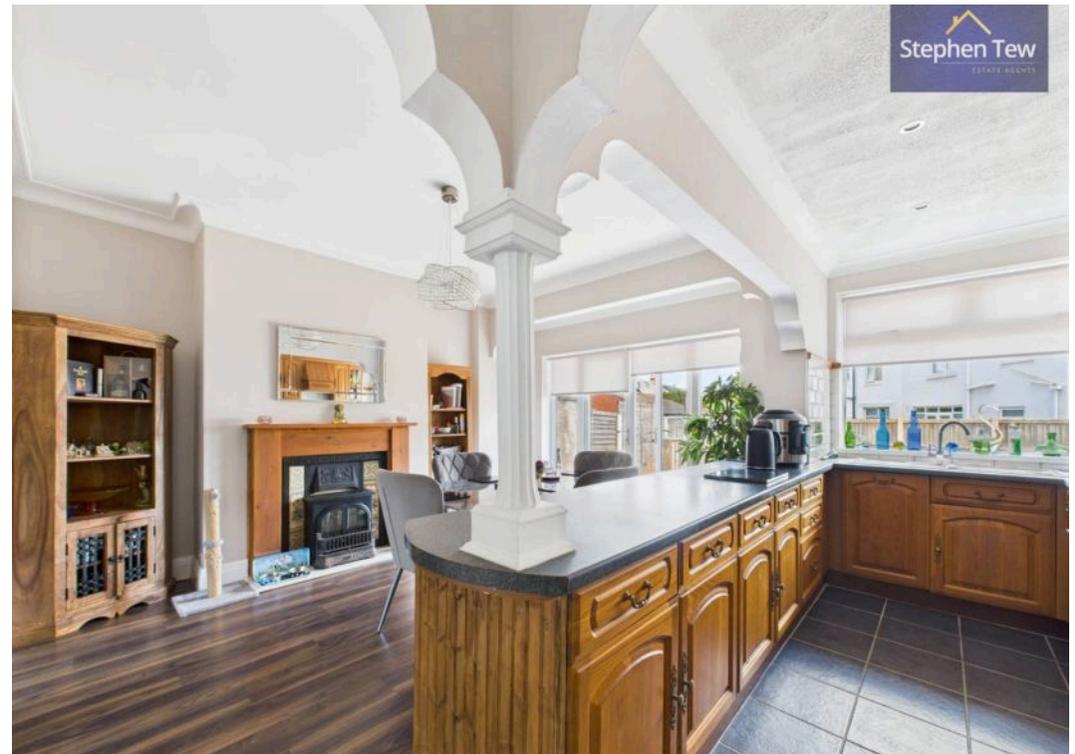
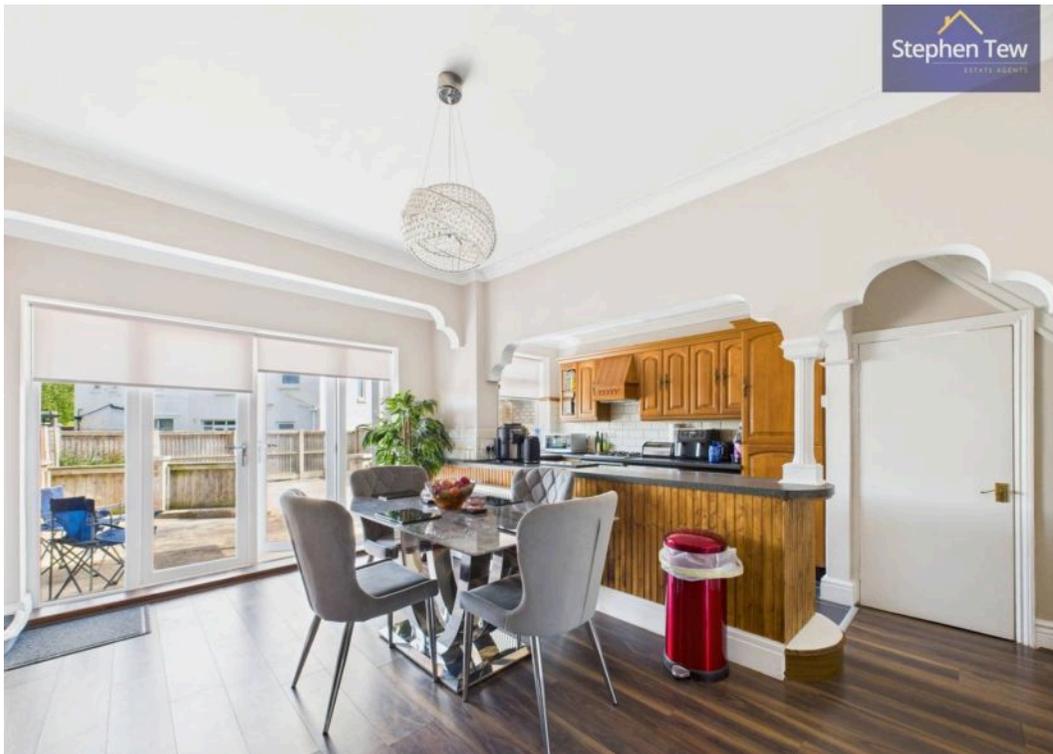
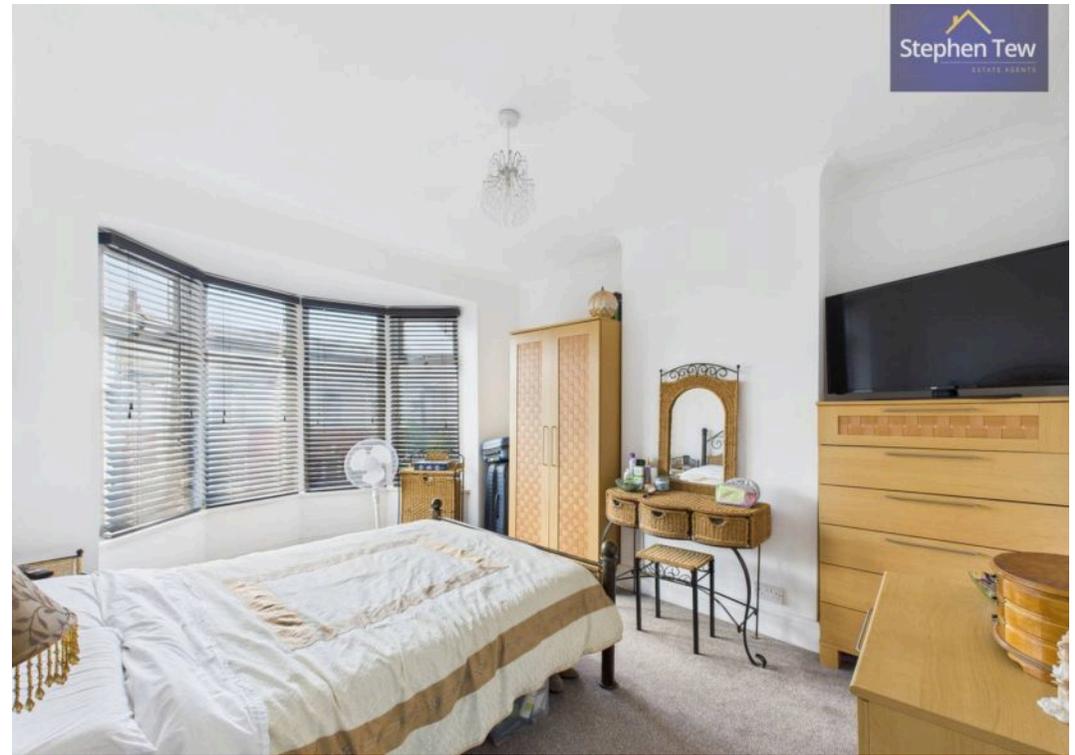
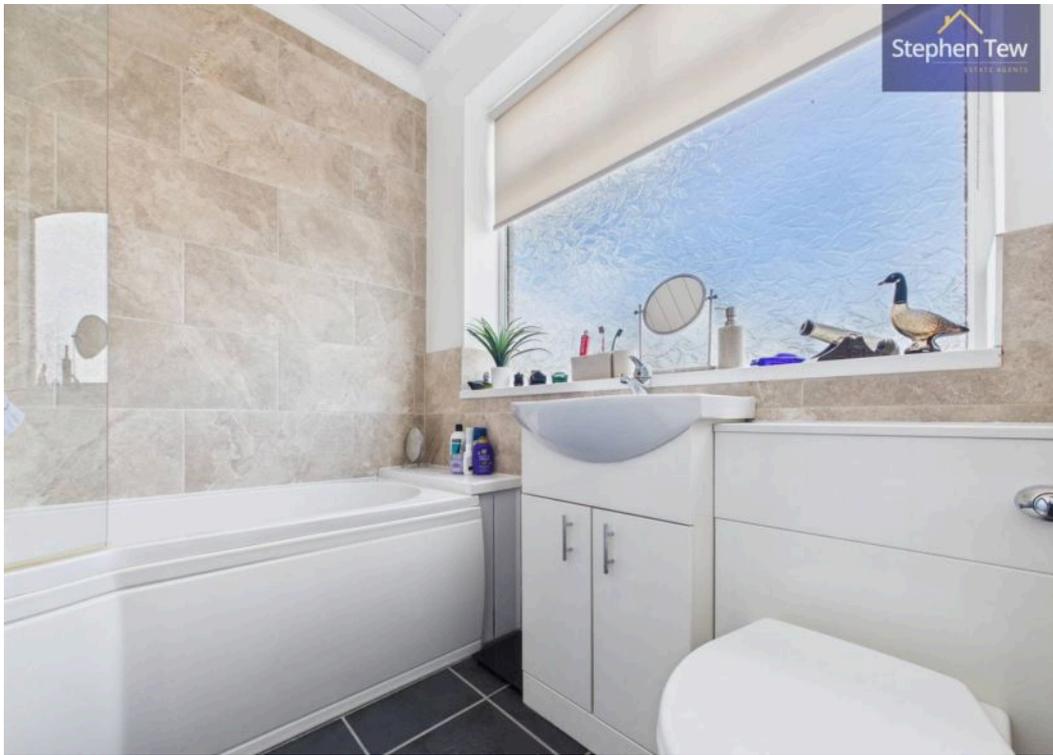
Bedroom 3

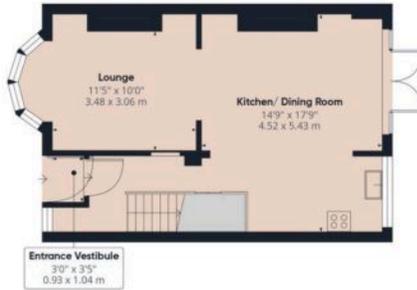
7' 8" x 6' 1" (2.34m x 1.85m)

Bathroom

4' 6" x 7' 6" (1.38m x 2.29m)







Floor 1



Approximate total area⁽¹⁾
879 ft²
81.7 m²

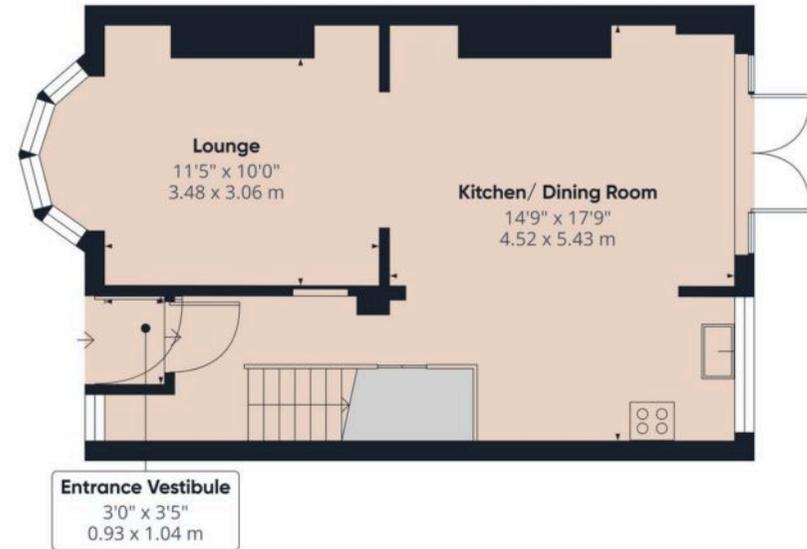


Floor 2

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

DRAPPE 360



Floor 1



Approximate total area⁽¹⁾
477 ft²
44.3 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

DRAPPE 360



Stephen Tew Estate Agents

Stephen Tew Estate Agents, 132 Highfield Road - FY4 2HH

01253 401111

info@stephentew.co.uk

www.stephentew.co.uk

