



7 Johnsville Avenue, Blackpool

Blackpool

Offers Over £200,000

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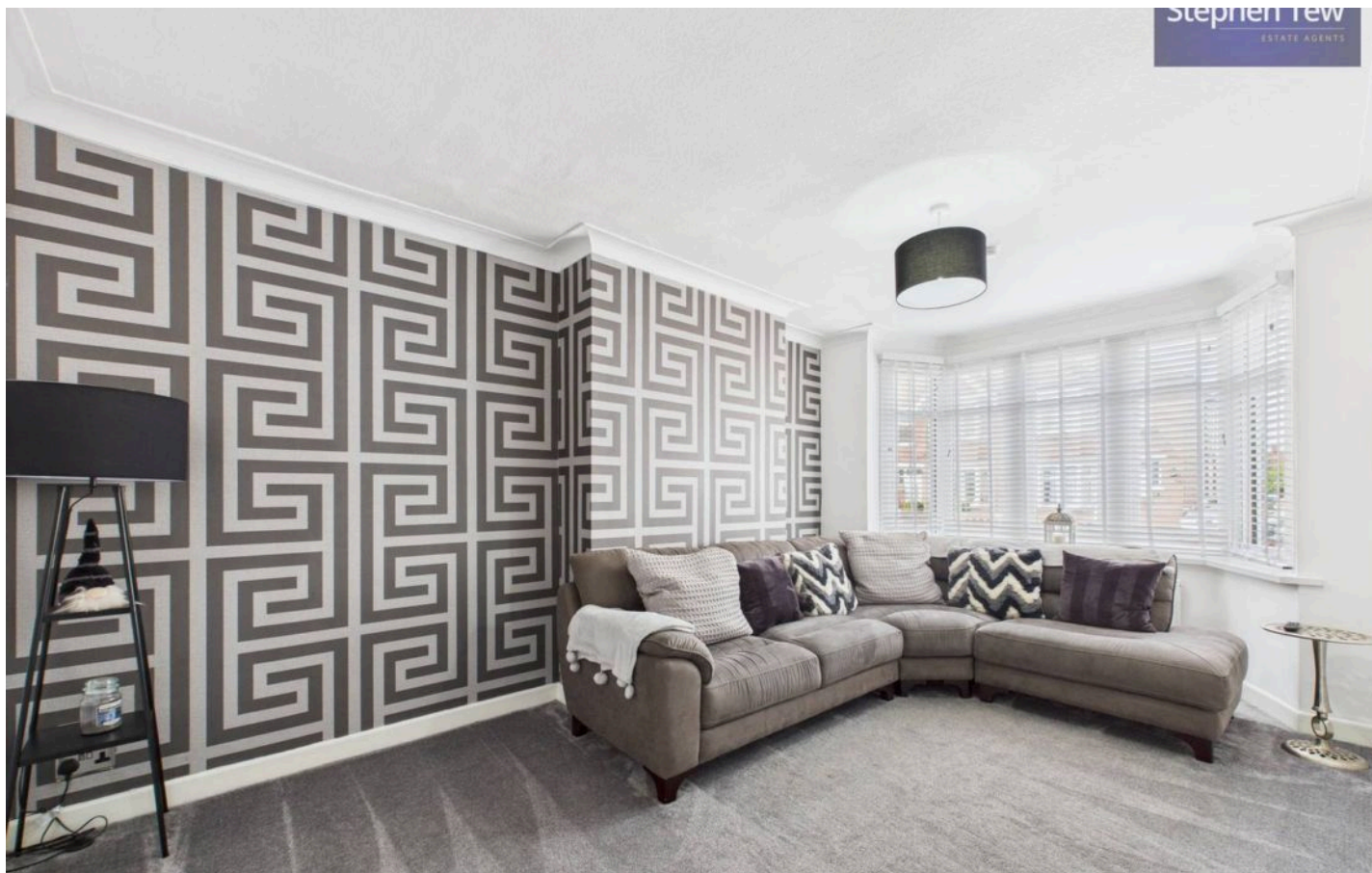
Located in a sought-after residential area, just off Highfield Road, this extended 3-bedroom semi-detached house presents a perfect blend of modern comfort and convenient living. Ideally situated within close proximity to local schools, shops, and transport links, this residence impresses from the moment you step inside. The ground floor accommodates a welcoming hallway leading to a spacious lounge and a modern kitchen renovated in 2022, complete with integrated appliances. The kitchen seamlessly flows into the extended dining/family room, which features patio doors opening up to the well-maintained garden, creating an ideal space for entertaining or enjoying peaceful outdoor moments.

Moving to the first floor, you will find 3 bedrooms, with built-in cupboards in bedroom 3, a pristine bathroom, and a separate WC for added convenience. Other notable features of this property include off-road parking, a landscaped garden to the rear, and a partially boarded loft, offering ample storage space. The property also benefits from a boiler that is approximately 3-4 years old. This home has been lovingly maintained and is ready for new owners to move in and make it their own.

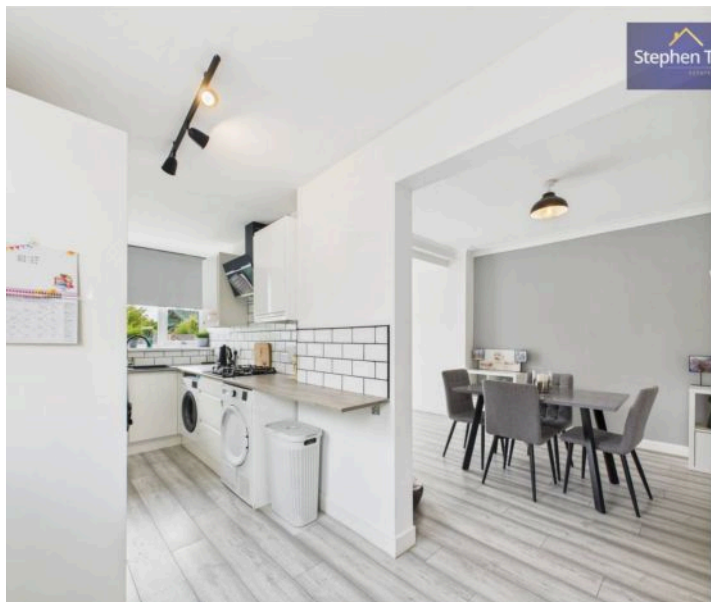
Council Tax band: B

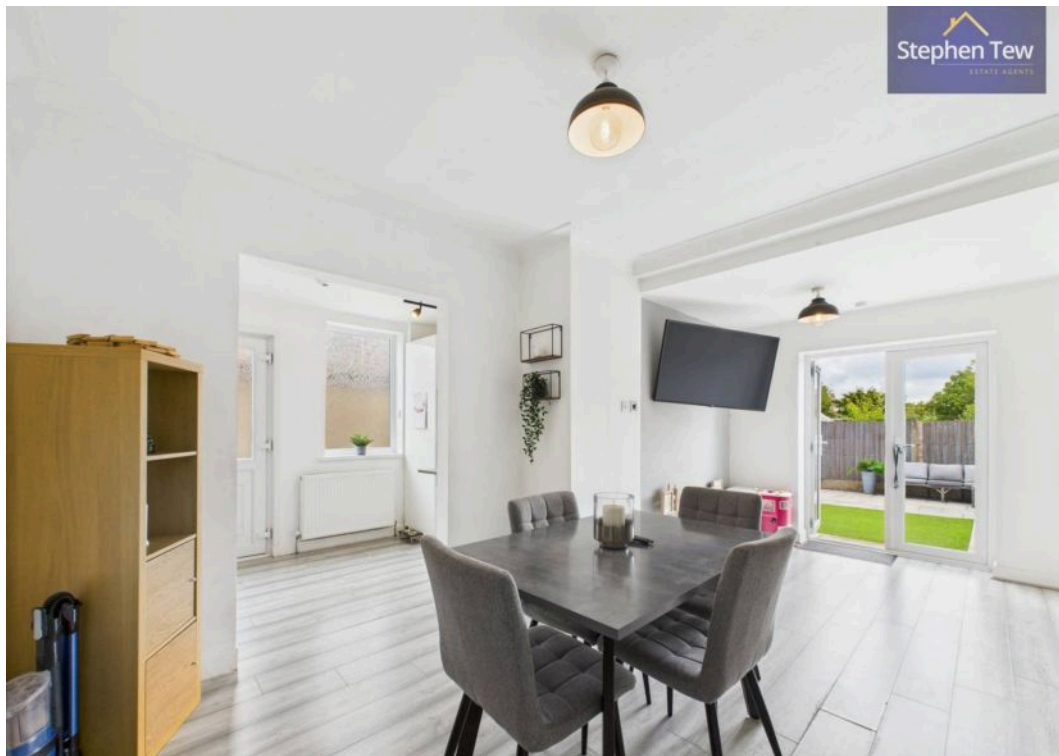
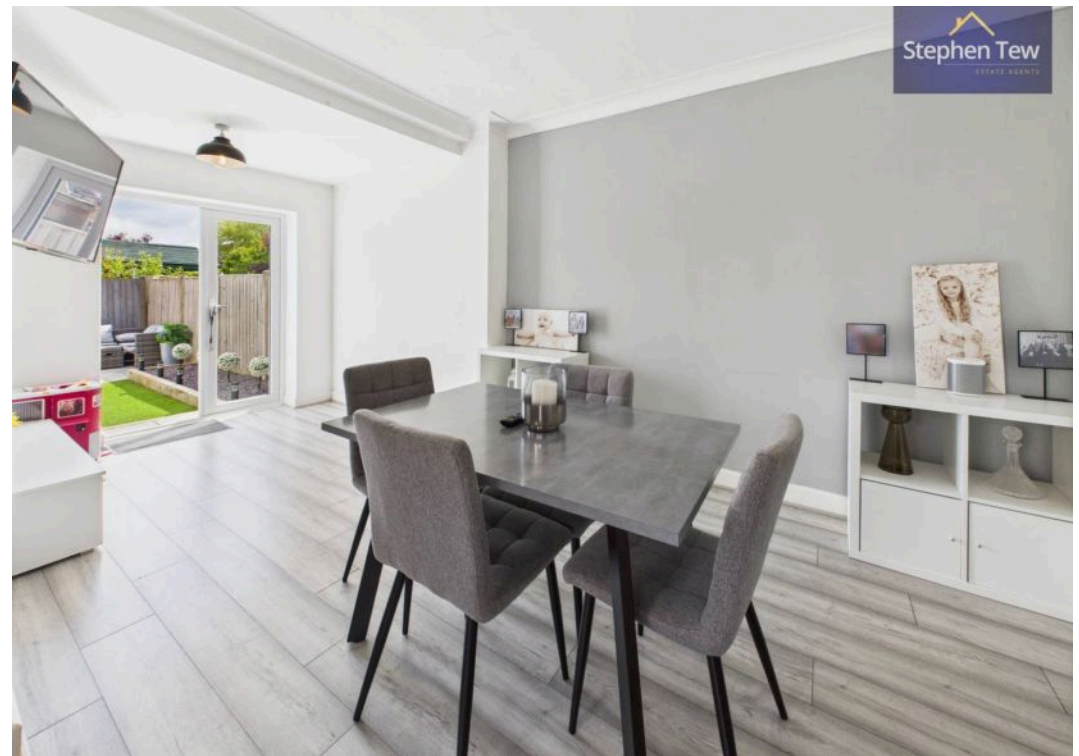
Tenure: Freehold

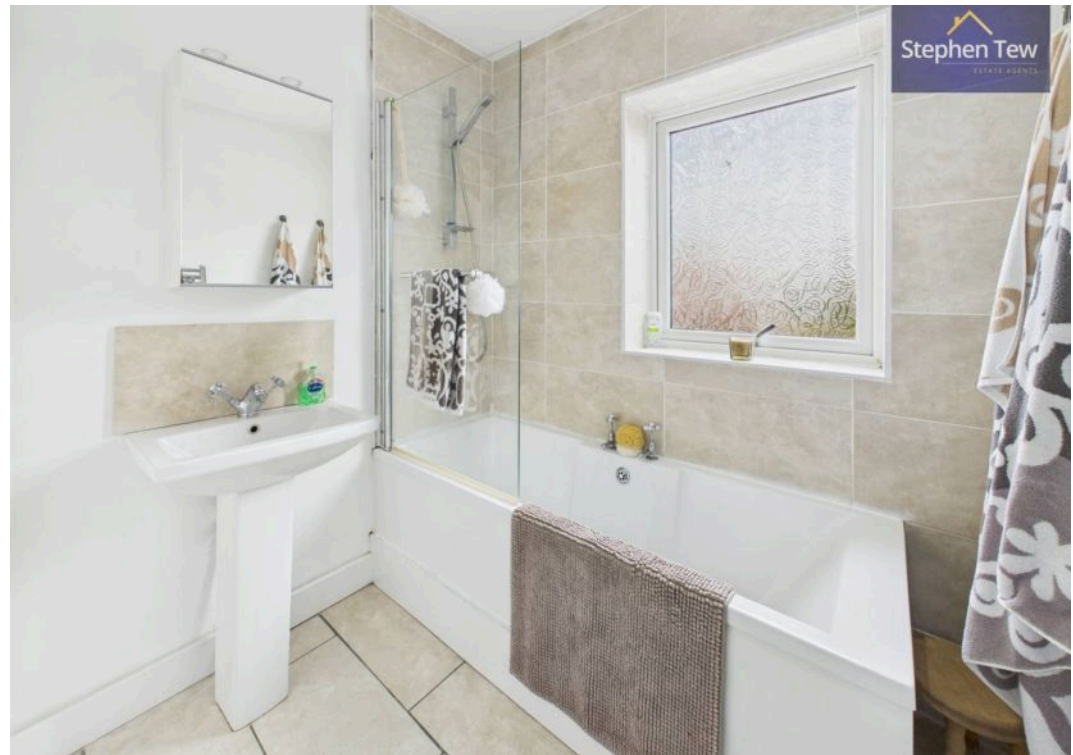




- Extended 3 Bedroom Semi-Detached House
- Sought After Residential Location Within Close Proximity To Local Schools, Shops And Transport Links
- Modern Kitchen Renovated In 2022 Boasting Integrated Appliances
- The Ground Floor Comprises A Hallway, Lounge, Kitchen With Integrated Oven, Hob And Microwave, Opening Up To The Extended Dining/Family Room With Patio Doors Opening Up To The Garden
- The First Floor Offers 3 Bedrooms, With Built In Cupboards In Bedroom 3, Bathroom And Separate WC
- Off Road Parking, Landscaped Garden To The Rear
- Boiler c. 3/4 Years Old, Located In The Bathroom
- Partially Boarded Loft









FRONT GARDEN

Off Road parking to the front with laid to lawn garden area.

REAR GARDEN

Landscaped garden to the rear with artificial lawn, paved patio area with a wooden shed for storage and side gate access.

OFF STREET

1 Parking Space

Off street parking to the front.





Floor 1



Approximate total area⁽¹⁾

545 ft²
50.7 m²

Reduced headroom

11 ft²
1 m²

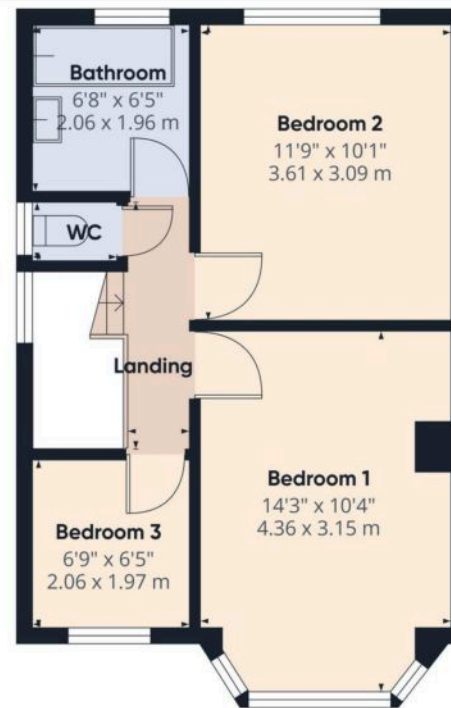
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustration purposes only. Calculations are based on RICS SPMS 3C standard.

DRAFT 360



Floor 2



Approximate total area⁽¹⁾

387 ft²
35.9 m²

(1) Excluding balconies and terraces

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DRAFT 360



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