



10 Westby Avenue, Blackpool

Blackpool

Offers Over **£165,000**

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Nestled in a popular residential area, this 3-bedroom semi-detached house offers a perfect blend of comfort and convenience. As you step inside, the hallway leads you to a lounge, separate dining room, and a kitchen/diner, providing ample space for entertaining guests or relaxing with family. Upstairs, three well-appointed bedrooms, with two boasting fitted wardrobes, a bathroom, and a separate WC offer a comfortable living arrangement. The dining room features patio doors that flood the space with natural light, creating a seamless connection to the outdoors.

Step outside to discover the outside space this property has to offer. A driveway at the front provides off-road parking, while the south-west facing garden at the rear is a peaceful retreat perfect for enjoying sunny afternoons with family and friends. The enclosed garden features a lawn and side gate access, offering privacy and security.

Situated within close proximity to local schools, shops, and transport links, this property presents an ideal opportunity for a family seeking a well-connected home. With the added benefit of no onward chain, this property is ready and waiting to welcome its new owners with open arms.

Council Tax band: C

Tenure: Freehold

- Semi-Detached House In A Popular Residential Area
- Hallway, Lounge, Dining Room, Kitchen/Diner
- Three Bedrooms, Bathroom, Separate WC
- Driveway, South-West Garden
- Within Close Proximity To Local Schools, Shops And Transport Links
- No Onward Chain





Hallway

Lounge

13' 3" x 10' 2" (4.05m x 3.11m)

Dining Room

11' 10" x 10' 3" (3.61m x 3.13m)

Kitchen/Diner

18' 4" x 6' 3" (5.60m x 1.91m)

Landing

Bedroom 1

13' 1" x 8' 1" (3.98m x 2.46m)

Bedroom 2

11' 10" x 9' 10" (3.61m x 2.99m)

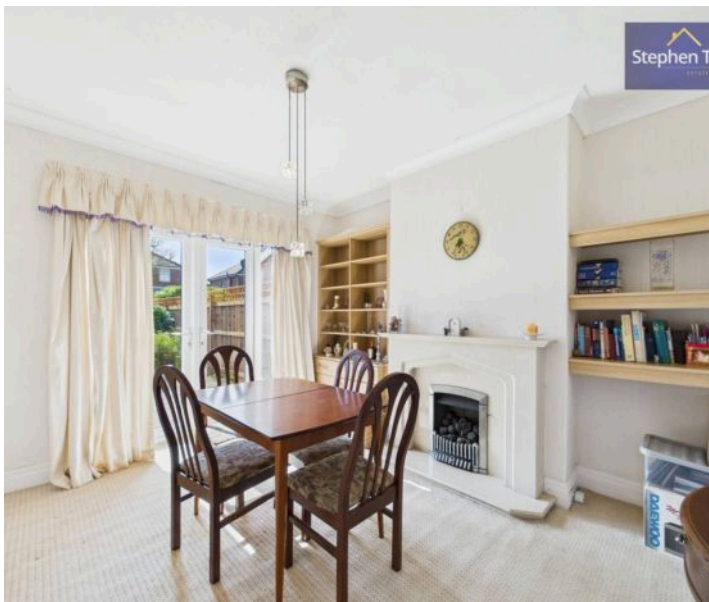
Bedroom 3

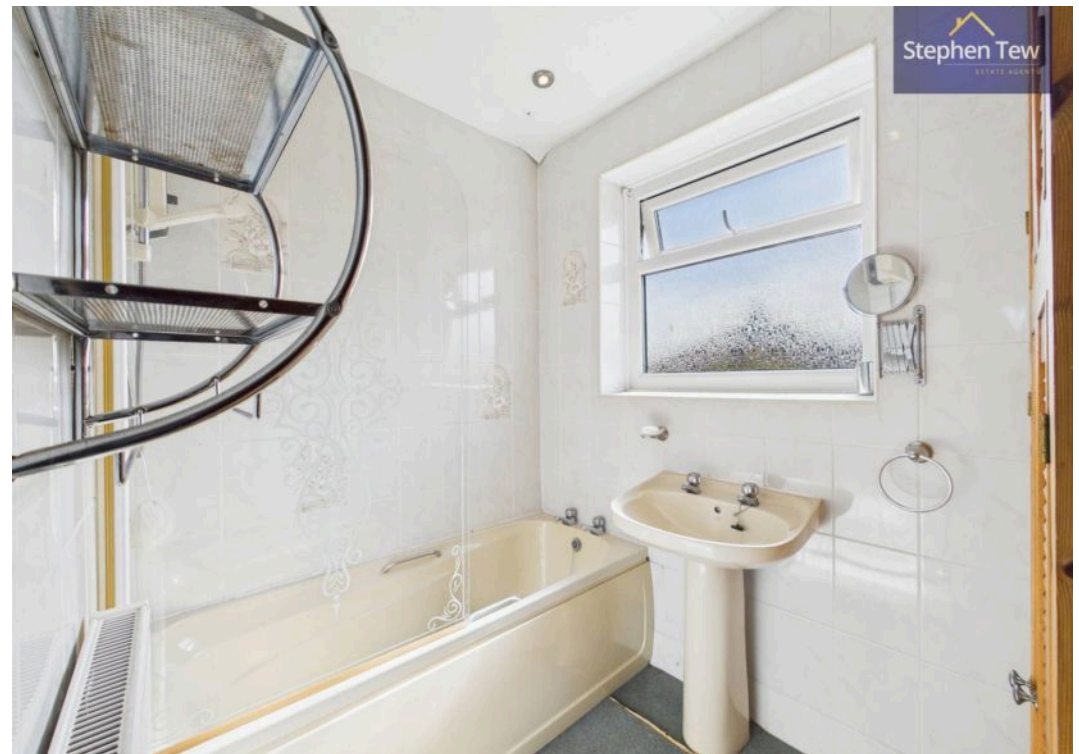
6' 10" x 7' 10" (2.09m x 2.38m)

Bathroom

5' 6" x 7' 9" (1.67m x 2.35m)

WC







FRONT GARDEN

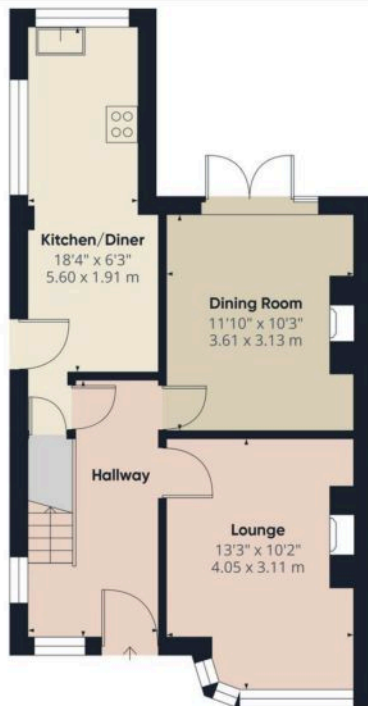
REAR GARDEN

Enclosed garden to the rear with laid to lawn and side gate access.

DRIVEWAY

1 Parking Space





Floor 1

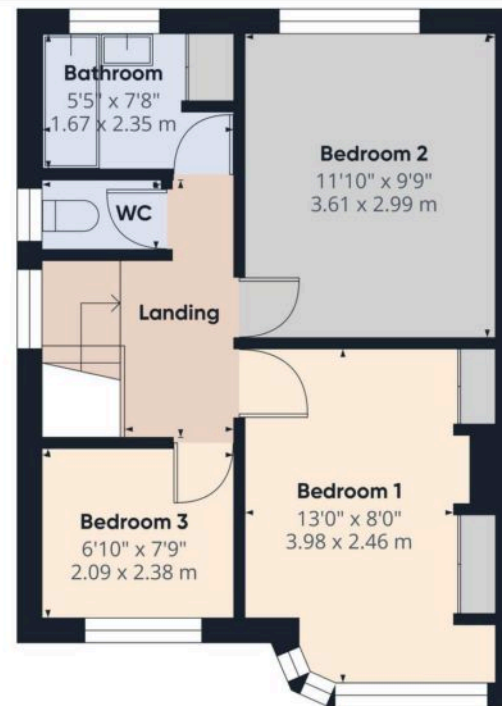


Approximate total area⁽¹⁾
471 ft²
43.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

DISAFLY 360



Floor 2



Approximate total area⁽¹⁾
393 ft²
36.6 m²

(1) Excluding balconies and terraces

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DISAFLY 360



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