



78 Loftos Avenue, Blackpool

Blackpool

Offers Over **£110,000**

78 Loftos Avenue

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This 3-bedroom semi-detached house presents an ideal opportunity for first-time buyers or investors seeking a property with fantastic potential. The property boasts a well-designed layout comprising a hallway, a cosy lounge, a separate dining room with patio doors leading to the South facing garden, a spacious kitchen, and a convenient utility room with an additional WC on the ground floor. Upstairs, you will find three generously sized bedrooms, a family bathroom, and a separate WC for added convenience. Additionally, the property offers the added bonus of a fully boarded loft room with a velux window, accessible via pull-down ladders, providing ample storage space or potential for an additional living space.

Outside, the property sits on a corner plot offering a spacious South facing garden, perfect for outdoor entertaining or simply relaxing in the sunshine.

This property is conveniently located within close proximity to local schools, shops, and transport links, making it an ideal choice for families or commuters. Offered with no onward chain, this property is ready for its next owners to move in and make it their own. Don't miss the chance to secure this property and unlock its full potential as your new home or investment venture.

Council Tax band: A

Tenure: Freehold

- 3 Bedroom Semi Detached
- Hallway, Lounge, Dining Room, Kitchen, Separate Utility Room/GF WC
- 3 Bedrooms, Bathroom And Separate WC
- Fully Boarded Loft Room With Pull Down Ladders
- Corner Plot With South Facing Garden
- No Onward Chain
- Within Close Proximity To Local Schools, Shops And Transport Links
- Boiler approx. 3 years old, located in the utility room





Hallway

6' 2" x 5' 9" (1.87m x 1.75m)

Lounge

13' 3" x 11' 4" (4.03m x 3.46m)

Dining room

12' 3" x 14' 5" (3.74m x 4.39m)

Kitchen

12' 11" x 8' 10" (3.94m x 2.70m)

WC/Utility

4' 11" x 5' 2" (1.49m x 1.57m)

Landing

Bedroom 1

12' 4" x 14' 4" (3.77m x 4.38m)

Bedroom 2

10' 0" x 11' 5" (3.04m x 3.47m)

Bedroom 3

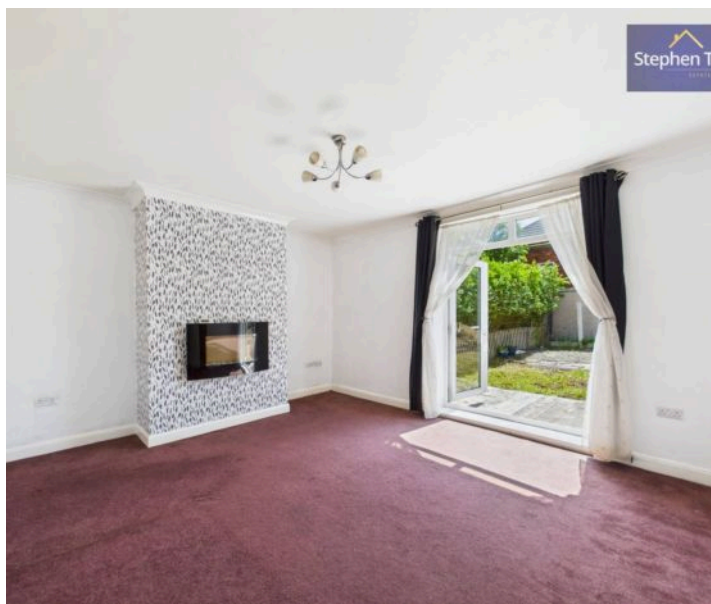
9' 4" x 8' 11" (2.84m x 2.72m)

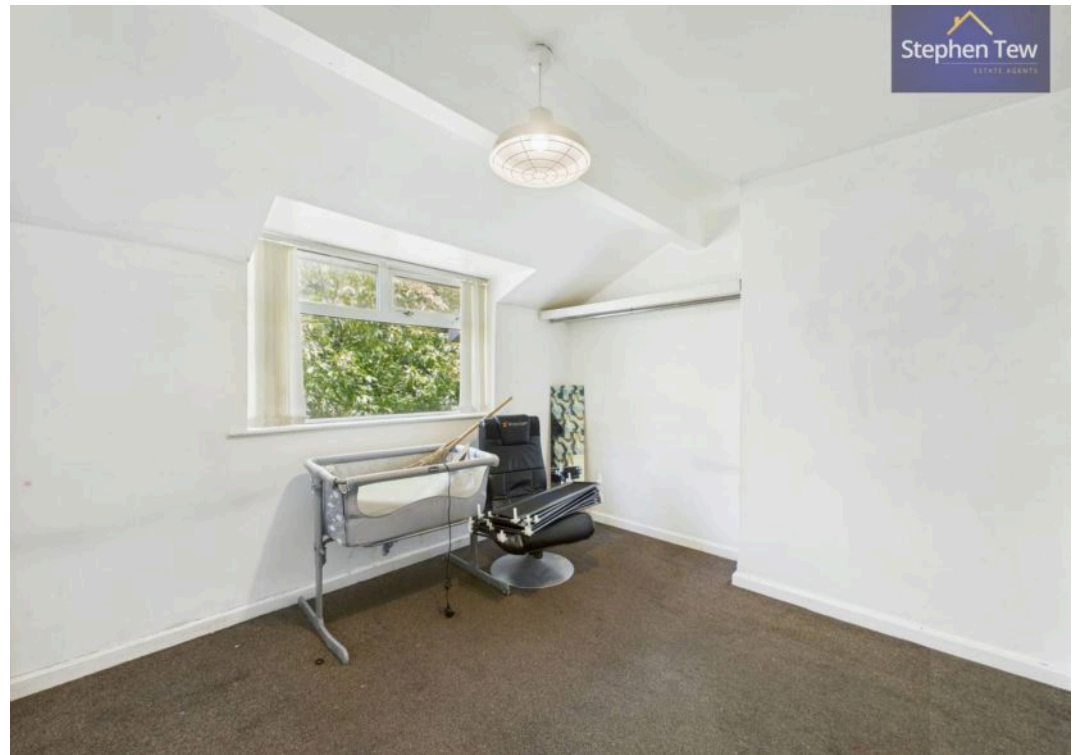
Bathroom

5' 5" x 5' 6" (1.64m x 1.67m)

WC

2' 8" x 6' 2" (0.82m x 1.87m)







FRONT GARDEN

REAR GARDEN

Corner plot with South facing garden with the potential for off road parking.

SECURE GATED

1 Parking Space

Off road parking available to the rear.





Floor 1



Approximate total area⁽¹⁾
508 ft²
47.2 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⁾
443 ft²
41.1 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



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