



**63 Annesley Avenue, Blackpool**

Blackpool

Offers Over **£140,000**



# 63 Annesley Avenue

## Blackpool

This 3-bedroom semi-detached house presents a fantastic opportunity for those seeking a spacious family home. Boasting a thoughtful extension, the property features a hallway leading to a cosy lounge, a separate dining room, and an impressive extended open plan kitchen/diner. Ideal for hosting gatherings and socialising, the kitchen diner is further enhanced by patio doors leading out to the garden, offering seamless indoor-outdoor living. Completing the ground floor is a convenient 3-piece suite bathroom, catering to the needs of a busy household. Ascending to the first floor, three bedrooms await, providing comfortable and private retreats for the whole family.

Outside, the property continues to impress with a driveway offering off-road parking and an enclosed garden to the rear.

Situated within close proximity to local shops, schools, and transport links, this residence ensures convenience is always at your doorstep. Adding to its appeal, this property comes with the added benefit of no onward chain, simplifying the buying process for the new owners. Don't miss out on the opportunity to make this delightful house your new home!

Council Tax band: B

Tenure: Freehold

- Extended Semi-Detached House
- Hallway, Lounge, Dining Room, Extended Open Plan Kitchen/Diner
- 3 Piece Suite Ground Floor Bathroom
- 3 Bedrooms To The First Floor
- Driveway, Enclosed Garden To The Rear
- Within Close Proximity To Local Shops, Schools And Transport Links
- No Onward Chain







## Hallway

## Lounge

13' 1" x 11' 11" (4.00m x 3.62m)

## Dining Room

9' 6" x 12' 0" (2.89m x 3.67m)

## Kitchen/Diner

12' 1" x 18' 2" (3.68m x 5.54m)

## Bathroom

6' 5" x 5' 11" (1.95m x 1.80m)

## Landing

## Bedroom 1

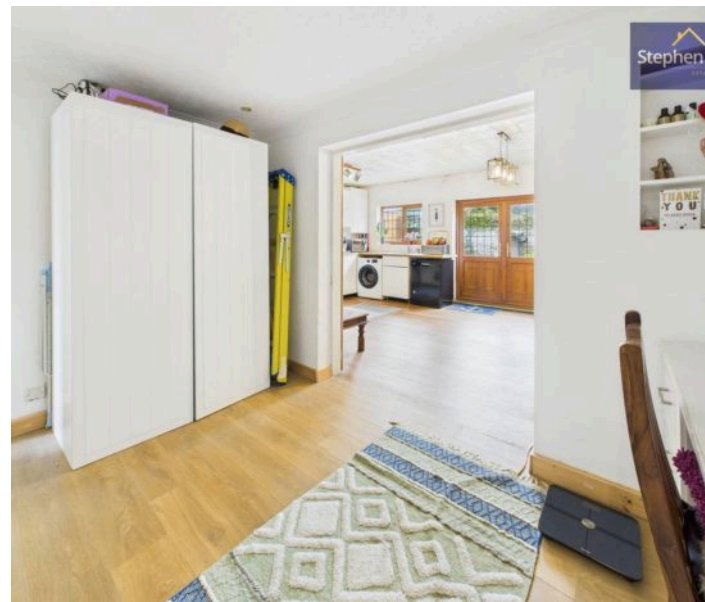
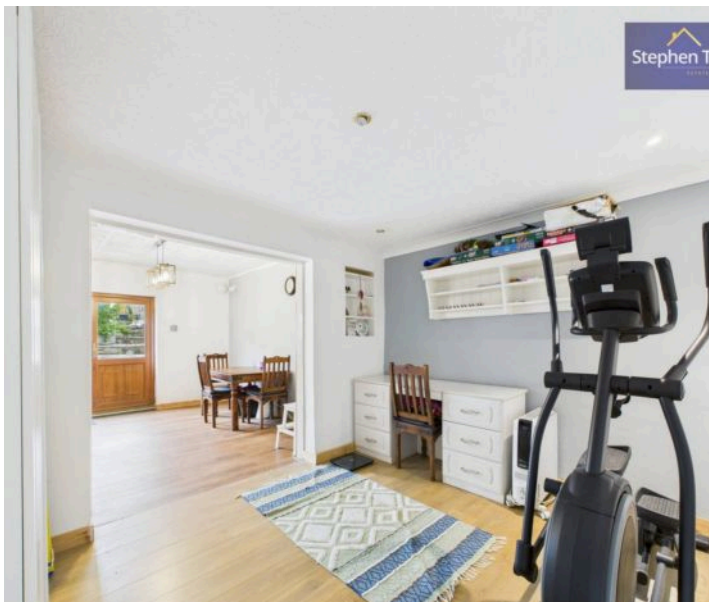
11' 9" x 11' 11" (3.58m x 3.63m)

## Bedroom 2

11' 2" x 9' 8" (3.40m x 2.94m)

## Bedroom 3

8' 1" x 8' 11" (2.47m x 2.73m)







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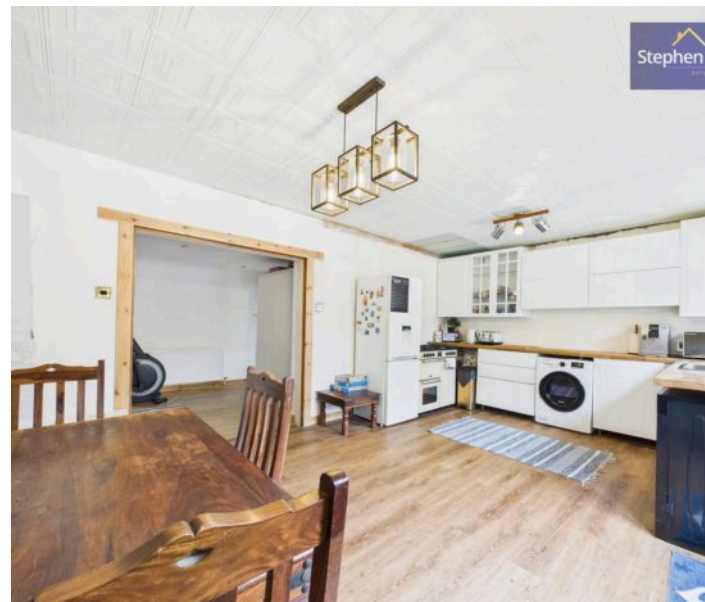
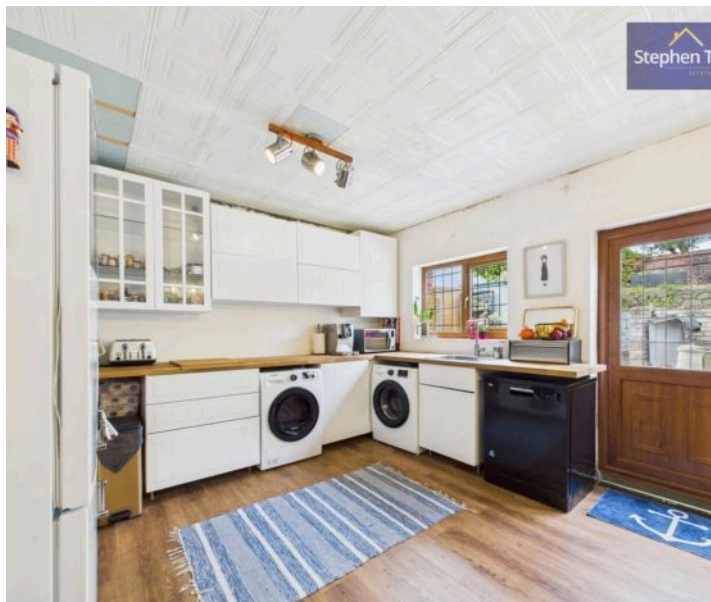
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## Bedroom 2

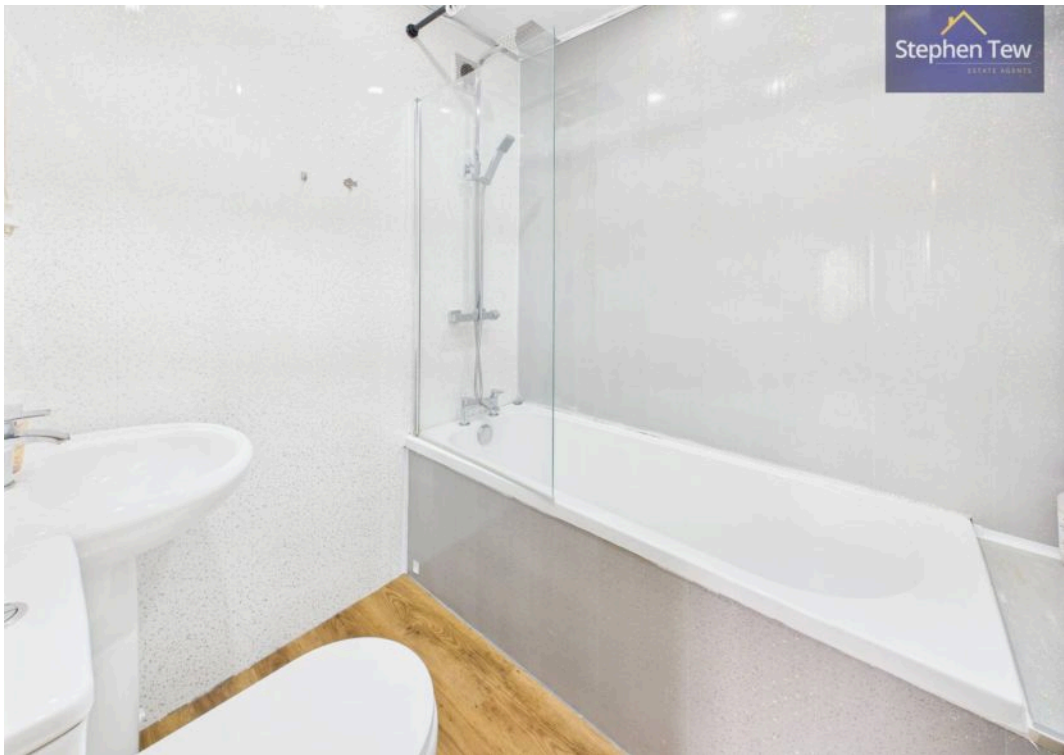
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## FRONT GARDEN

## REAR GARDEN

Split level garden to the rear

## DRIVEWAY

1 Parking Space





Floor 1



Approximate total area<sup>(1)</sup>

584 ft<sup>2</sup>

54.2 m<sup>2</sup>

Reduced headroom

7 ft<sup>2</sup>

0.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft 3 in

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

DISAFL 360



Floor 2



Approximate total area<sup>(1)</sup>

348 ft<sup>2</sup>

32.4 m<sup>2</sup>

(1) Excluding balconies and terraces

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DISAFL 360





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