



7 Carleton Avenue, Blackpool

Blackpool

Offers Over **£160,000**

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Blackpool

We are delighted to present this superb three-bedroom semi-detached house, ideally situated in a cul-de-sac location. This property boasts a charming ambience owing to its recent refurbishment, presenting a wonderful blend of modern aesthetics and classic charm.

Upon entering, you are greeted by a welcoming hallway that leads to the various living spaces this house has to offer. The lounge, dining room, and living room are all generously proportioned, providing ample space for relaxation and entertaining. The well-appointed kitchen is equipped with integrated appliances, including an oven and 5-ring gas hob, making it a delightful space for culinary endeavours.

Ascending to the first floor, you will find three inviting bedrooms, one of which features fitted wardrobes offering convenient storage solutions. The bathroom and separate WC are both elegantly designed, maintaining the high standard of presentation found throughout the property.

A standout feature of this residence is the spacious garden to the rear, providing a private outdoor space that is perfect for alfresco dining or simply unwinding in the fresh air. Additionally, the partially boarded loft with pull-down ladders offers valuable storage space or the potential for further development.

This property further benefits from a full re-wire, upgraded plumbing, capped chimneys, new fascias and guttering, as well as a replacement ground floor bay window. Moreover, plumbing is in place for a ground floor WC to be installed, adding convenience to daily living.

Conveniently located in close proximity to local schools, shops, and transport links, this home offers both tranquillity and accessibility. Whether you seek a cosy retreat or a space for hosting gatherings, this well presented semi-detached house caters to a variety of lifestyle needs.

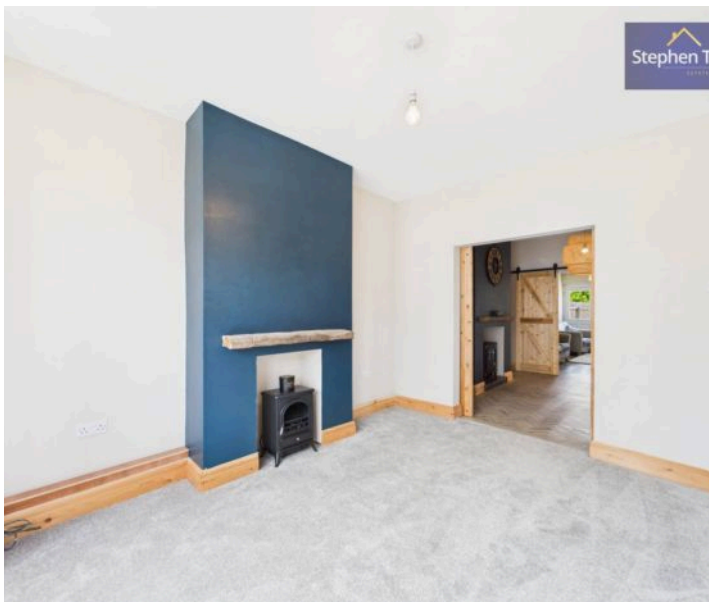
Council Tax band: C

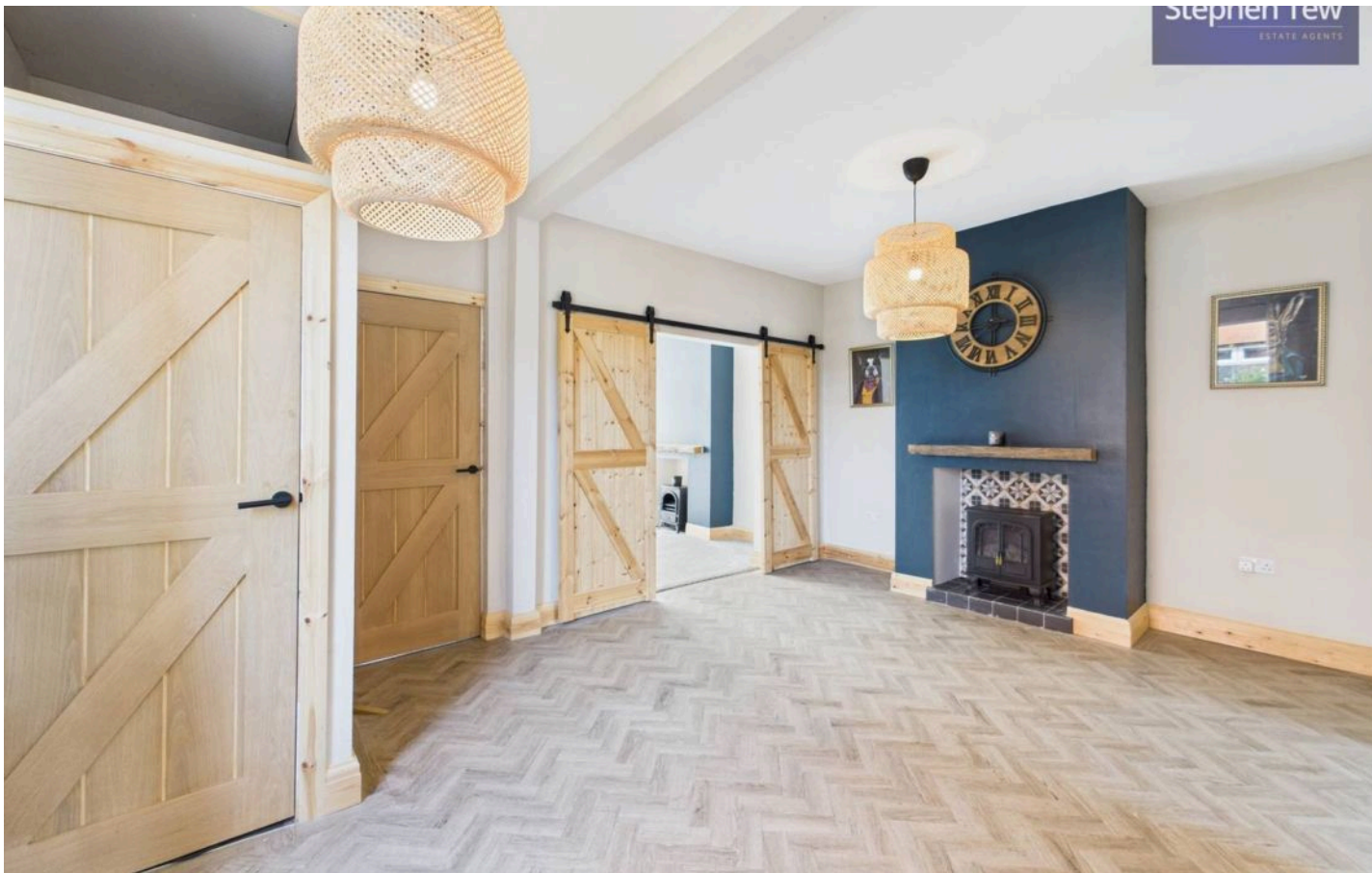
Tenure: Freehold





- Fantastic Semi-Detached House In Cul-de-Sac Location
- Beautifully Presented And Refurbished Throughout
- Hallway, Lounge, Dining Room, Living Room, Kitchen
- Three Bedrooms, Bathroom, Separate WC
- Spacious Garden To The Rear
- Partially Boarded Loft With Pull Down Ladders
- Within Close Proximity To Local Schools, Shops And Transport Links
- Full Re-Wire, Plumbing Upgraded, Chimneys Capped, New Fascia's And Guttering, Ground Floor Bay Window Replaced





Hallway

11' 9" x 5' 11" (3.58m x 1.80m)

Lounge

14' 3" x 10' 3" (4.34m x 3.12m)

Dining Room

11' 7" x 16' 7" (3.54m x 5.06m)

Living Room

15' 2" x 8' 0" (4.62m x 2.45m)

Kitchen

15' 1" x 8' 4" (4.60m x 2.53m)

Landing

11' 5" x 3' 0" (3.47m x 0.92m)

Bedroom 1

14' 3" x 10' 5" (4.35m x 3.17m)

Bedroom 2

11' 10" x 10' 4" (3.61m x 3.15m)

Bedroom 3

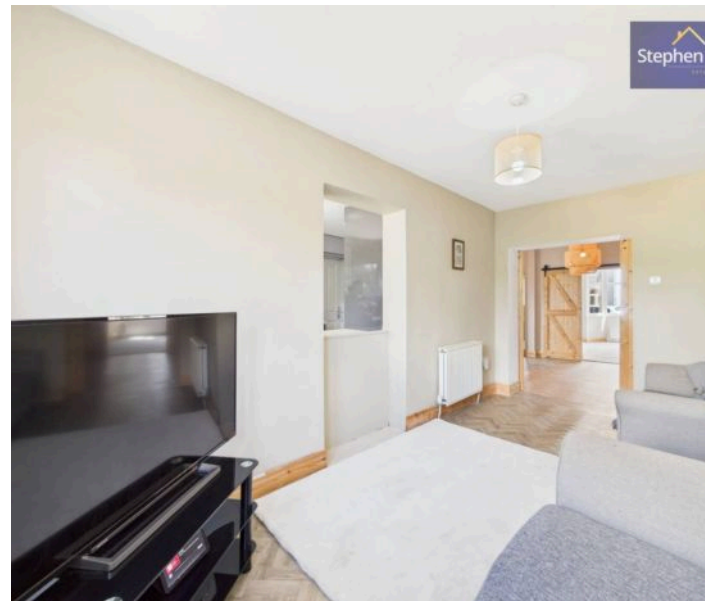
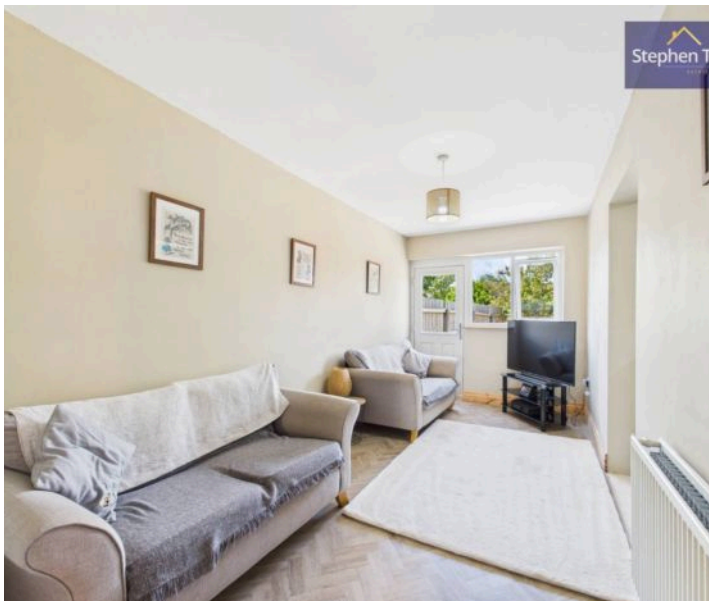
6' 5" x 6' 0" (1.96m x 1.83m)

Bathroom

5' 7" x 5' 10" (1.69m x 1.79m)

WC

3' 0" x 3' 5" (0.91m x 1.05m)





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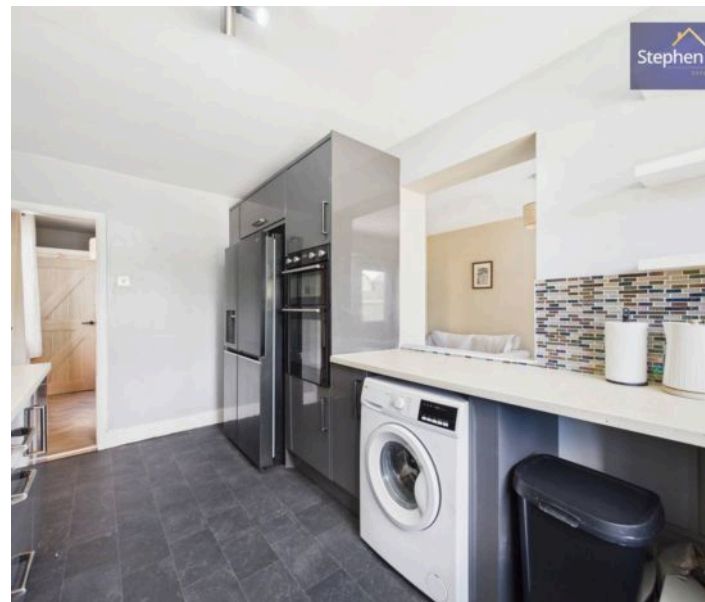
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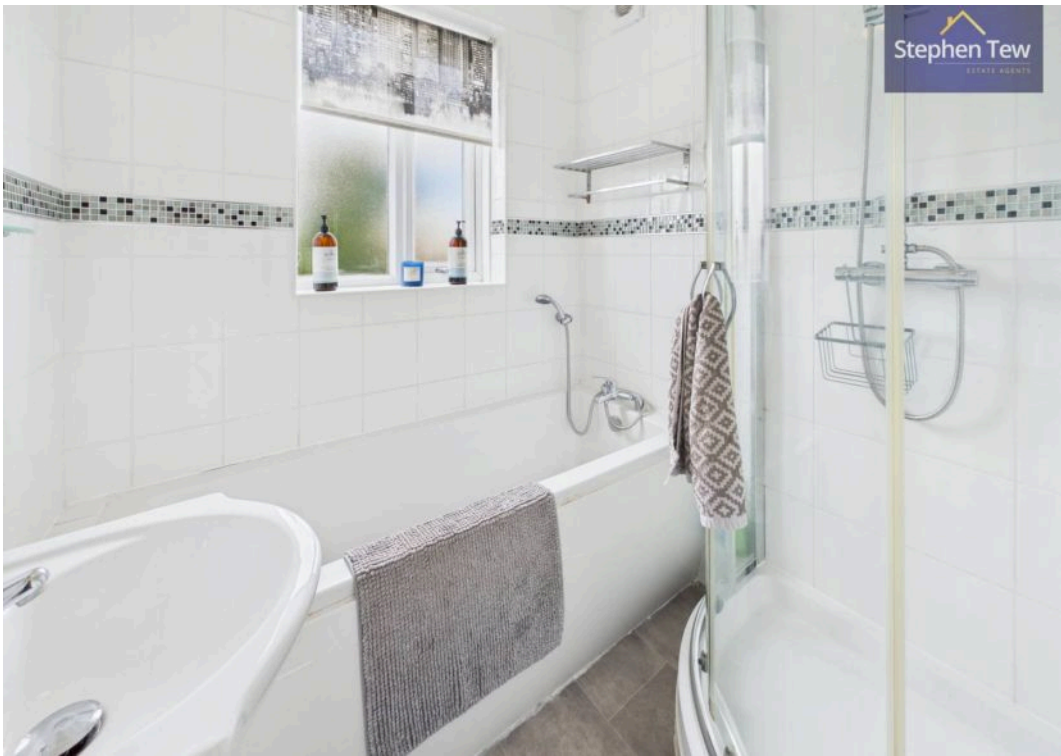
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FRONT GARDEN

REAR GARDEN

Spacious garden to the rear with side gate access.

ON STREET

1 Parking Space





Floor 1



Approximate total area⁽¹⁾
640 ft²
59.3 m²

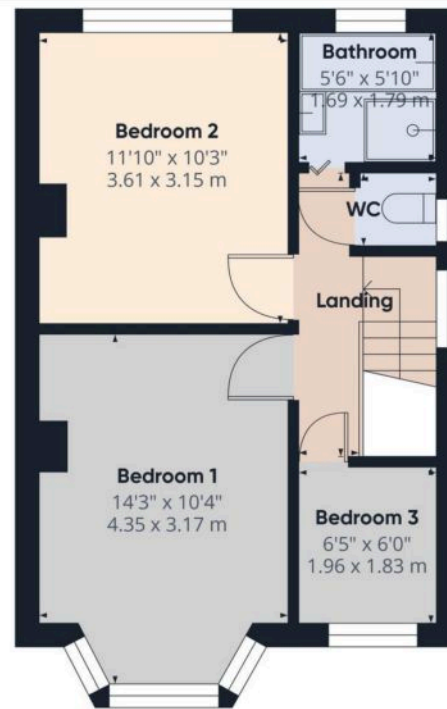
Reduced headroom
11 ft²
1 m²

(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⁽¹⁾
375 ft²
34.8 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.

DISAFL 360



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