




Stephen Tew
ESTATE AGENTS
FOR SALE
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13 Falkland Avenue, Blackpool

Blackpool

Offers Over **£100,000**

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13 Falkland Avenue

Blackpool, Blackpool

Situated in a sought-after residential area, this spacious mid-terrace house offers a convenient lifestyle within easy reach of local amenities. With its close proximity to shops, schools, and transportation links, this property provides a perfect blend of comfort and accessibility.

Upon entering, the hallway welcomes you into a well-designed living space. The lounge, adorned with bay windows and a modern fireplace, creates a cosy ambience for relaxation and entertainment. Moving through, the open plan kitchen and dining room provide a versatile area for hosting gatherings or enjoying family meals. The four-piece suite bathroom offers a touch of luxury, while the landing leads to three comfortably sized bedrooms, each offering a peaceful retreat for rest and rejuvenation.

Ideal for those seeking a hassle-free move, this property comes with the added benefit of no onward chain, ensuring a smooth transition for the new owners. The enclosed, low-maintenance rear garden offers a private space for outdoor activities and relaxation, making it a perfect addition to this already appealing property.

In summary, this mid-terrace house presents an excellent opportunity to own a well-appointed home in a desirable location. Its functional layout, paired with its proximity to amenities, makes it a practical choice for families, professionals, or investors alike. With its modern features and convenient setting, this property is sure to attract those looking for a comfortable and convenient place to call home.

Council Tax band: A

Tenure: Leasehold

- Spacious Mid-Terrace House In Popular Residential Area Within Close proximity To local Shops, Schools And Transportation Links
- Hallway, Lounge With Bay Windows And Modern Fireplace, Open Plan Kitchen/ Dining Room, Four Piece Suite Bathroom, Landing, Three Bedrooms
- No Onward Chain
- Enclosed, Low Maintenance Rear Garden





Hallway

Lounge

11' 4" x 13' 0" (3.46m x 3.96m)

Kitchen/ Dining Room

7' 3" x 17' 5" (2.21m x 5.31m)

Bathroom

5' 5" x 9' 1" (1.64m x 2.78m)

Landing

Bedroom 1

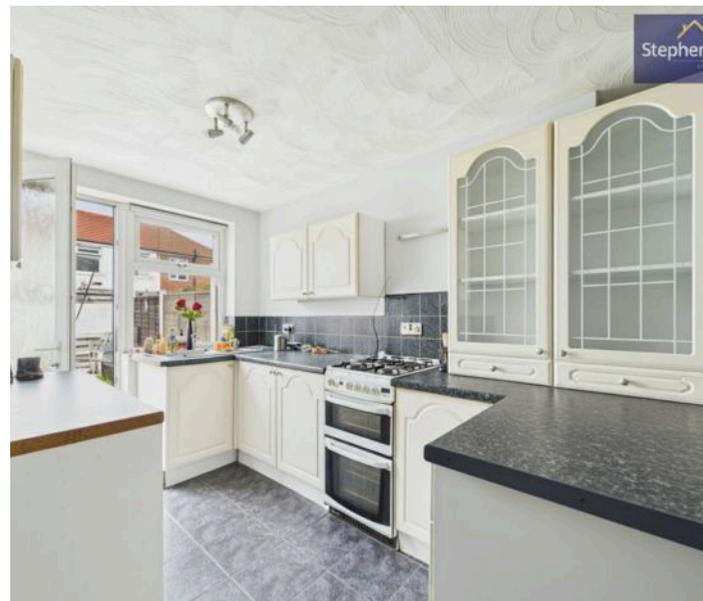
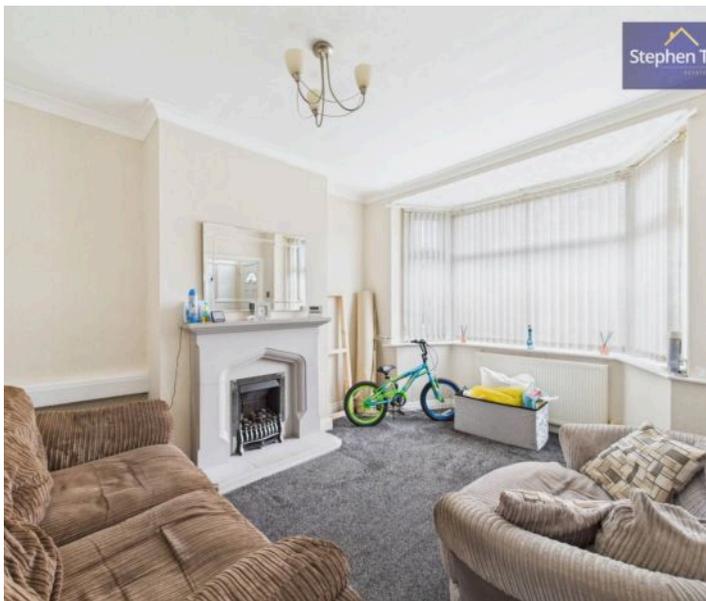
14' 1" x 11' 0" (4.29m x 3.35m)

Bedroom 2

7' 3" x 8' 1" (2.20m x 2.46m)

Bedroom 3

6' 9" x 5' 1" (2.06m x 1.56m)





Hallway

Lounge

11' 4" x 13' 0" (3.46m x 3.96m)

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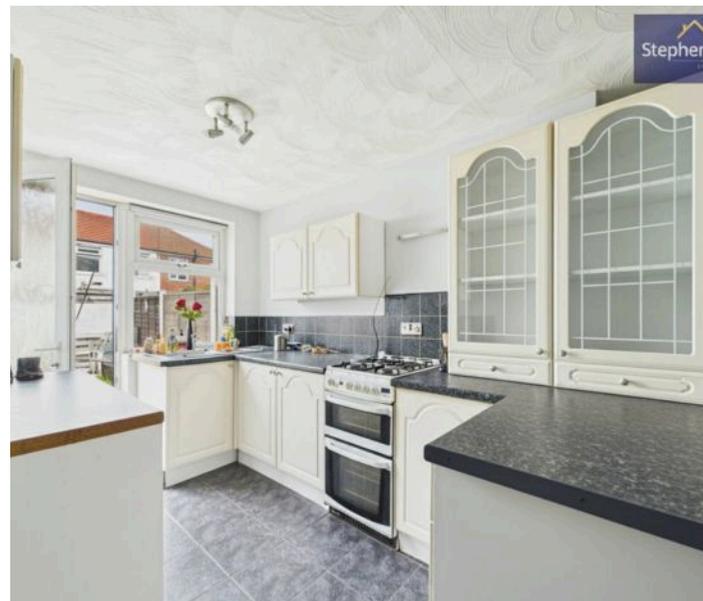
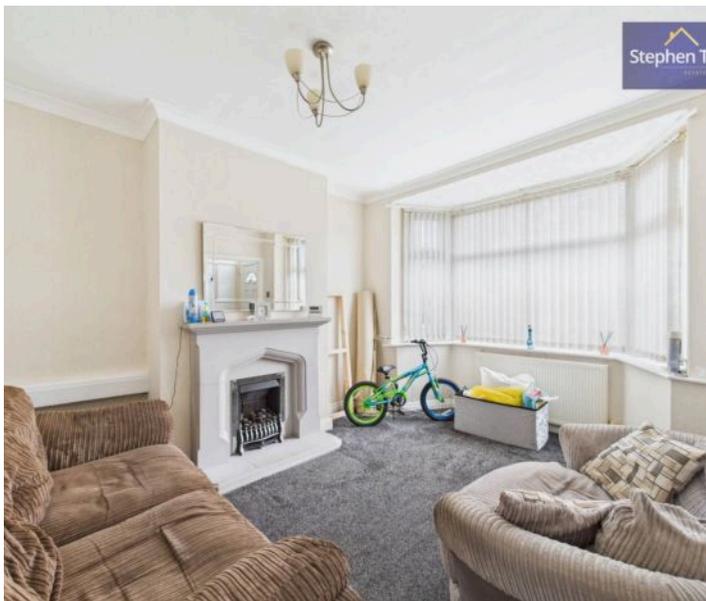
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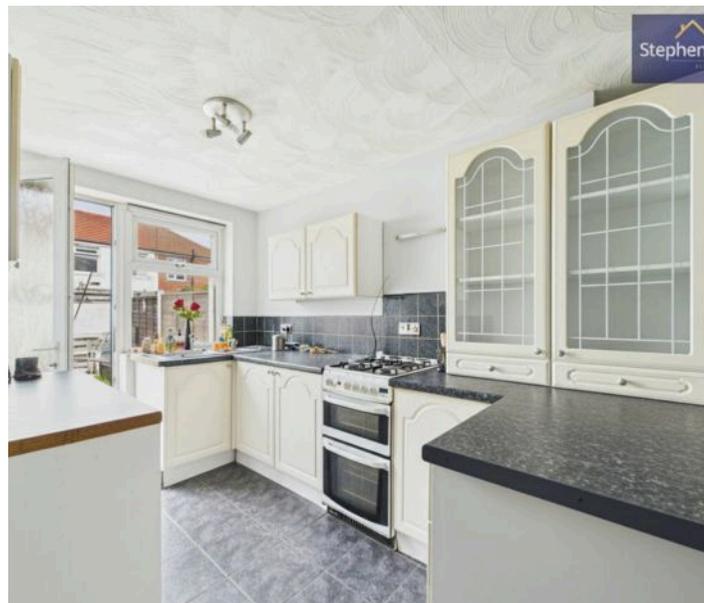
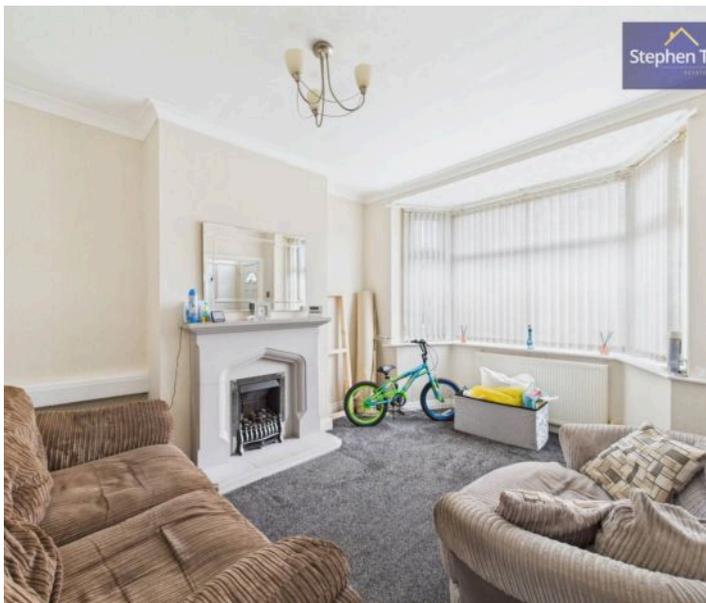






FRONT GARDEN

REAR GARDEN







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