



21 Raleigh Avenue, Blackpool

Blackpool

Offers Over **£270,000**

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Nestled in a sought-after residential location, this extended semi-detached family home presents a rare opportunity for those seeking a blend of comfort, style and functionality. Welcomed by an entrance porch leading to a hallway, the ground floor boasts a convenient WC, a welcoming lounge, an open plan living room/diner illuminated by natural light, a well-equipped kitchen including integrated NEFF double oven, hob and dishwasher, and a delightful conservatory. Upstairs reveals three generous double bedrooms and a modern family bathroom boasting underfloor heating.

This property is beautifully presented throughout with a cosy multi-fuel burner gracing the living room/diner, patio doors offering seamless garden access, skylight providing an abundance of natural light, and fitted wardrobes enhancing bedroom 1.

Featuring an integral garage with an electric up and over door, complete with utility space, off-road parking for multiple cars, and a west-facing garden at the rear, complete with block paving and a luscious artificial lawn that beckons outdoor relaxation and entertainment. The property offers an idyllic setting for family gatherings.

Additional features include a fully boarded loft with pull down ladders, Velux window and plaster boarded walls. Perfectly situated near the Promenade, transport links, and amenities, this residence embodies a harmonious balance of convenience and tranquillity.

A harmonious blend of practicality and charm, this property beckons a new homeowner to embrace a lifestyle that epitomises comfort, convenience, and modern elegance.

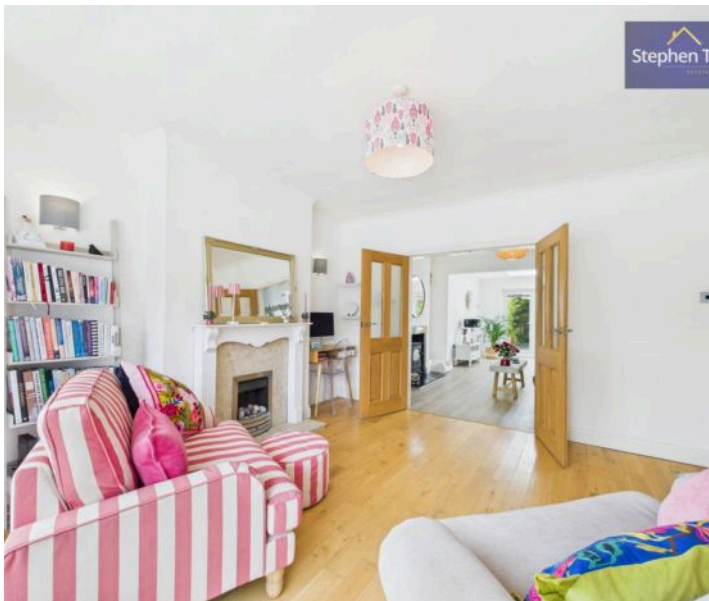
Council Tax band: D

Tenure: Freehold





- Extended Semi-Detached Family Home In Sought After Residential Location
- Entrance Porch, Hallway, Ground Floor WC
- Lounge, Open Plan Living Room/Diner, Kitchen, Conservatory
- Three Double Bedrooms, Family Bathroom
- Integral Garage With Utility Space, Off Road Parking For Multiple Cars, West Facing Garden
- Beautifully Presented Throughout
- Within Close Proximity To The Promenade, Transport Links And Amenities





Entrance Porch

9' 7" x 7' 6" (2.91m x 2.29m)

Hallway

9' 3" x 5' 10" (2.81m x 1.77m)

GF WC

4' 3" x 3' 0" (1.29m x 0.91m)

Lounge

14' 0" x 13' 5" (4.27m x 4.09m)

Living Room/Diner

21' 7" x 19' 5" (6.58m x 5.93m)

Kitchen

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

Conservatory

18' 9" x 9' 6" (5.72m x 2.89m)

Landing

7' 5" x 6' 6" (2.26m x 1.98m)

Bedroom 1

14' 0" x 12' 4" (4.26m x 3.76m)

Bedroom 2

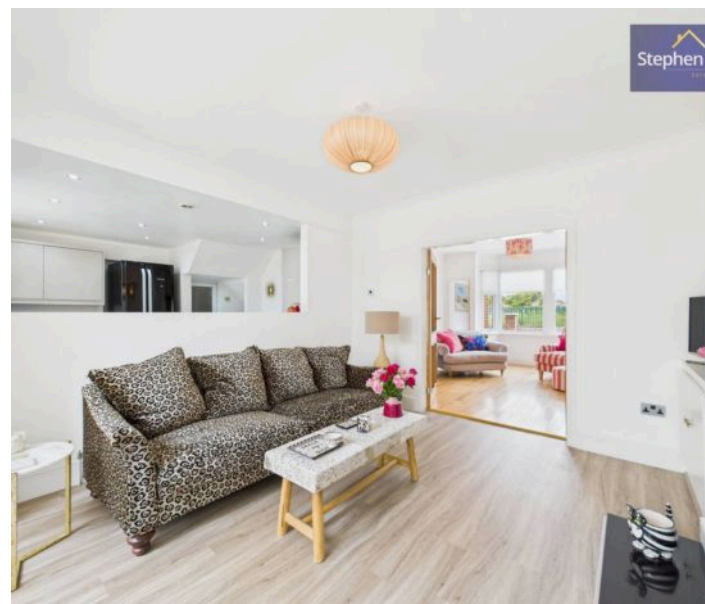
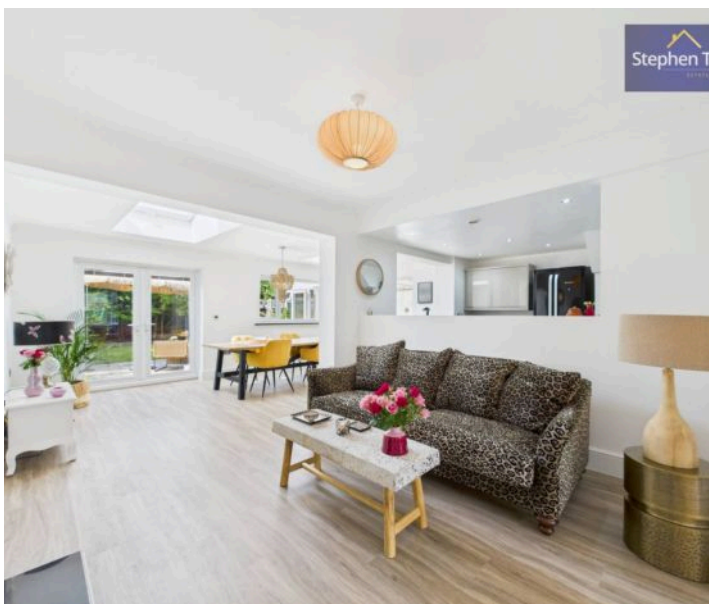
11' 5" x 12' 3" (3.49m x 3.73m)

Bedroom 3

8' 3" x 10' 0" (2.51m x 3.05m)

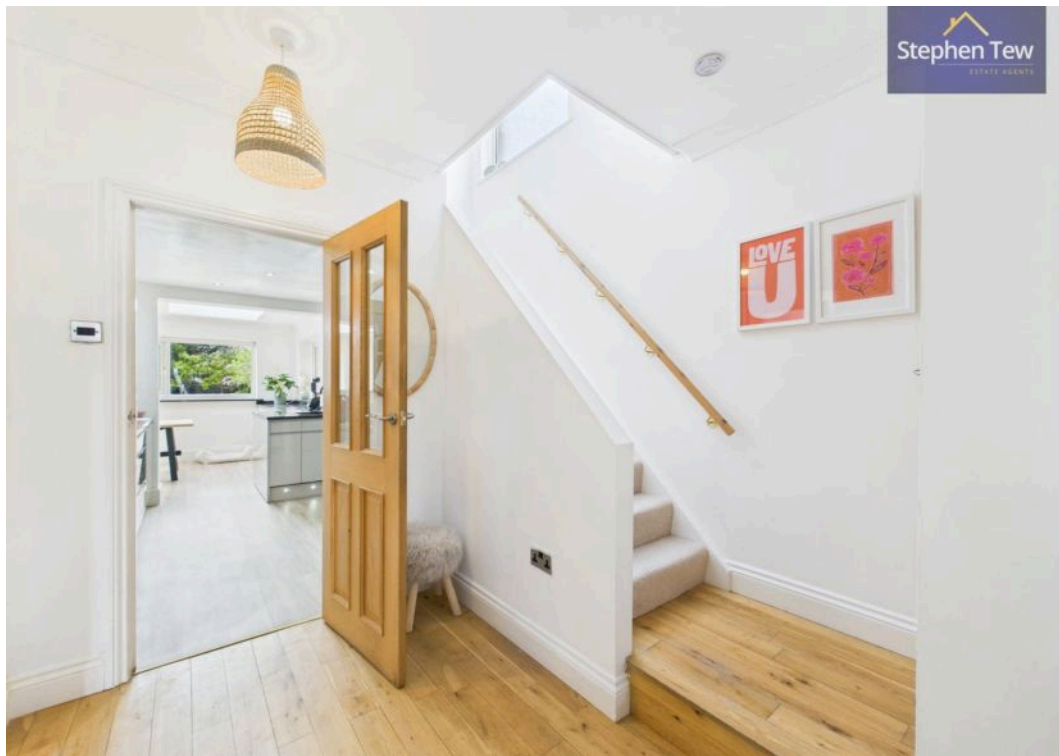
Bathroom

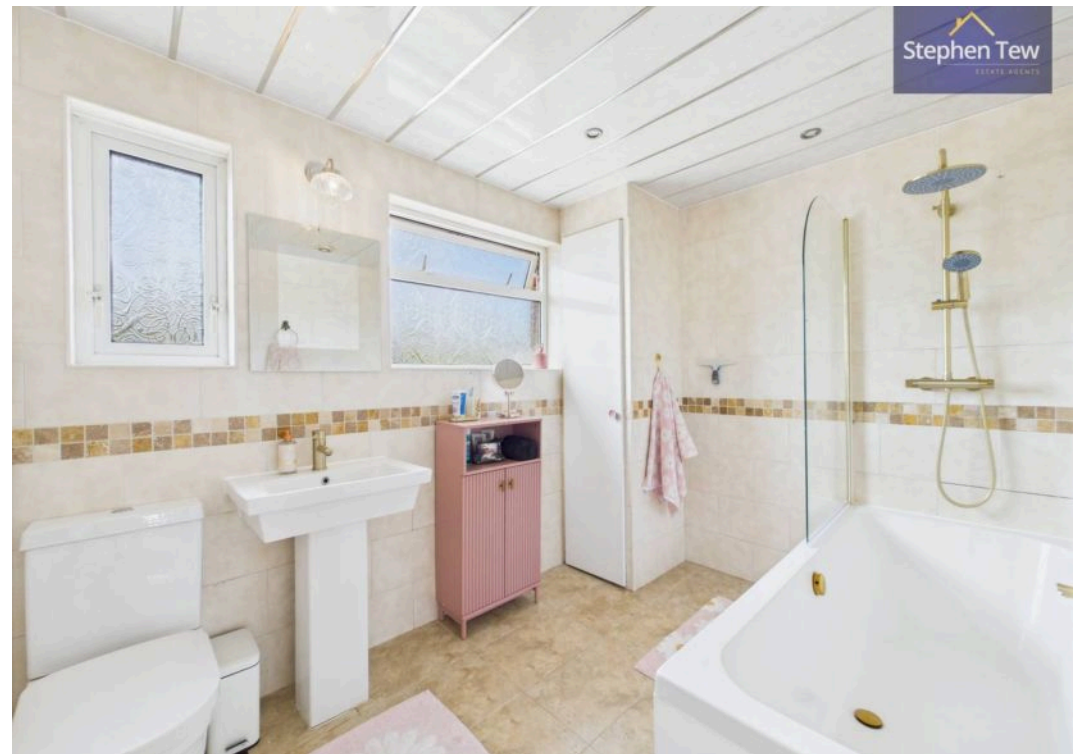
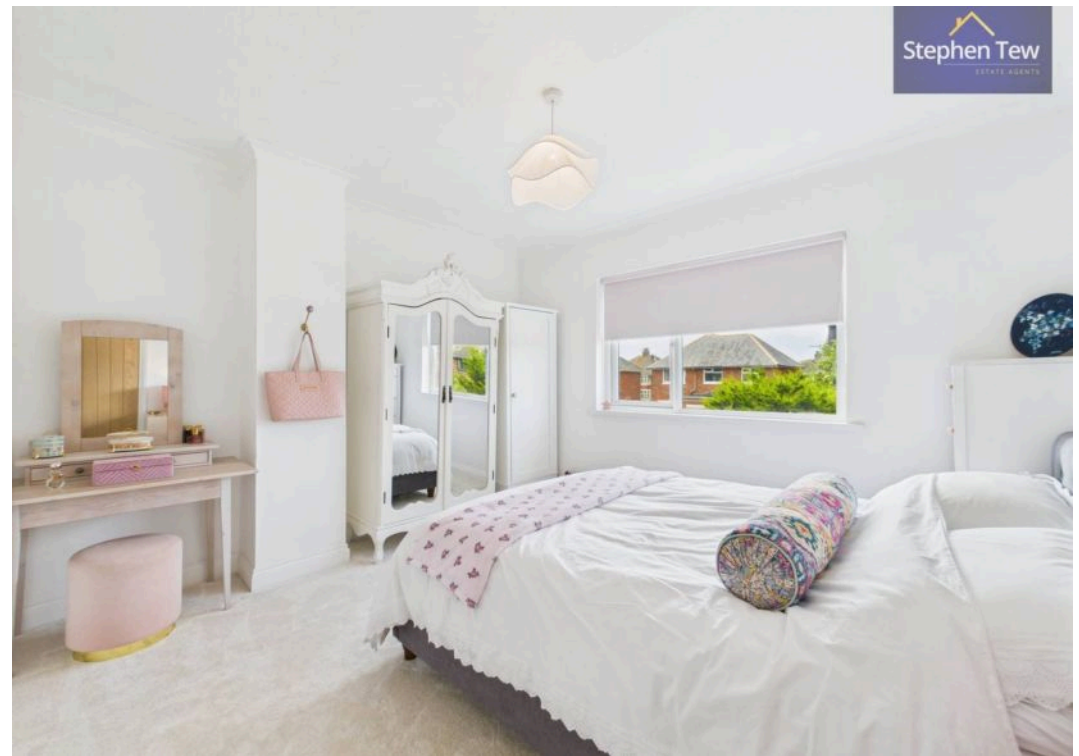
7' 4" x 10' 0" (2.23m x 3.04m)













FRONT GARDEN

Off road parking to the front.

REAR GARDEN

Enclosed garden to the rear with block paving and artificial lawn.

OFF STREET

2 Parking Spaces

GARAGE

Single Garage

Integral garage.





Approximate total area¹⁾

1110 ft²

103.2 m²

Reduced headroom

3 ft²

0.3 m²

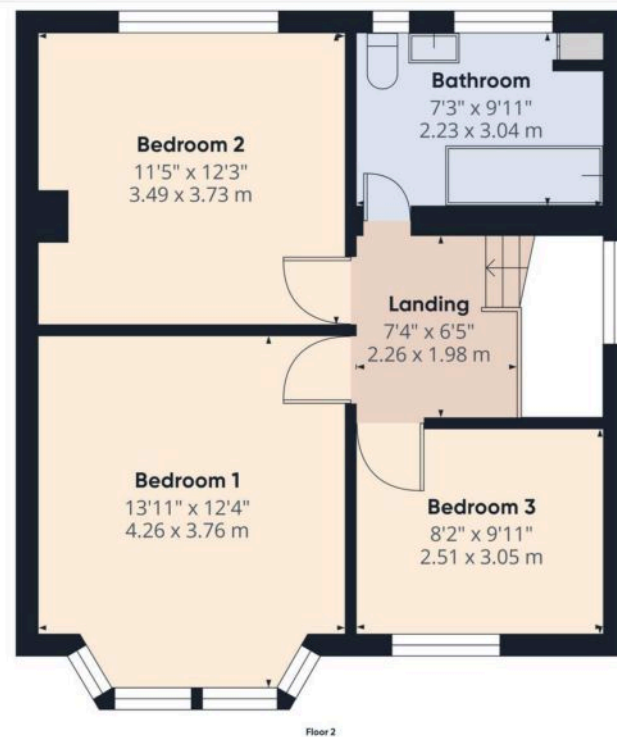
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

DISAFL 360



Approximate total area¹⁾

501 ft²

46.5 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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