



37 Barclay Avenue, Blackpool

Blackpool

Offers Over **£110,000**

37 Barclay Avenue

Blackpool, Blackpool

Introducing this tastefully presented two-bedroom mid-terraced house, complete with its own driveway and convenient brick-built storage unit. The property features a well-defined layout comprising a welcoming hallway, a comfortable lounge, a spacious kitchen/dining room, two cosy bedrooms, and a sleek three-piece family bathroom.

The charm of this residence is enhanced by an enclosed east-facing rear garden offering a serene retreat. Perfect for enjoying quiet moments outdoors or entertaining guests, the garden can be accessed from the back of the property with ease.

Conveniently situated without the burden of an onward chain, this home presents a superb opportunity for those seeking a comfortable living space in a desirable location. With easy access to amenities and transport links, residents will find themselves well-connected to the surrounding area.

The hallway welcomes you into the home, leading seamlessly to the inviting lounge, a relaxing space ideal for unwinding after a busy day. Natural light filters through the windows, creating a warm and welcoming ambience.

The kitchen/dining room beckons with its modern fittings and ample space for culinary adventures and shared meals. Whether hosting dinner parties or enjoying a quiet breakfast, this area is sure to be the heart of the home.

The two bedrooms offer peaceful retreats, each with its own unique appeal. The sleek family bathroom completes the accommodation, providing a stylish sanctuary for relaxation and self-care.

Outside, the property boasts a driveway for convenient parking, ensuring hassle-free arrivals and departures. The brick-built storage unit offers practical solutions for storing belongings, keeping the living spaces clutter-free and organised.

In summary, this mid-terraced house promises a comfortable and stylish living environment, perfect for first-time buyers, downsizers, or investors looking for a





Hallway

Lounge

11' 1" x 12' 11" (3.38m x 3.93m)

Dining Room

14' 4" x 7' 10" (4.36m x 2.40m)

Kitchen

12' 6" x 8' 4" (3.82m x 2.55m)

Landing

Bedroom 1

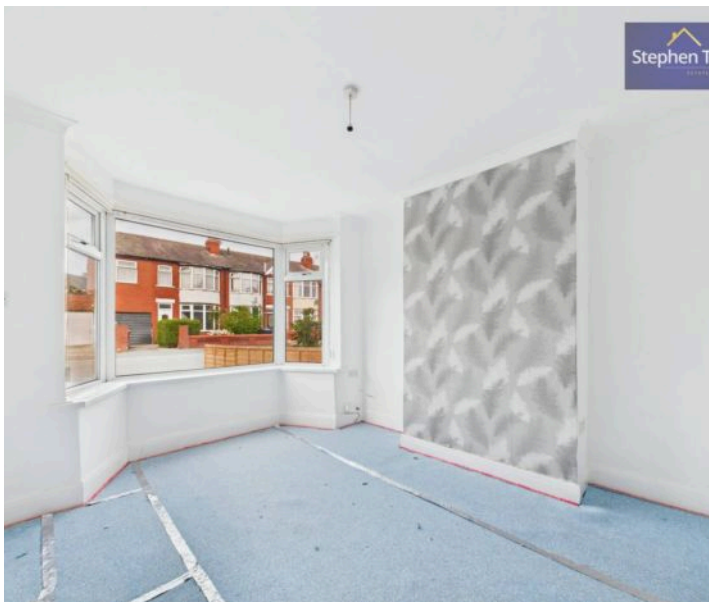
14' 2" x 10' 10" (4.32m x 3.30m)

Bedroom 2

6' 9" x 8' 0" (2.07m x 2.45m)

Bathroom

6' 10" x 4' 6" (2.09m x 1.36m)





Hallway

Lounge

11' 1" x 12' 11" (3.38m x 3.93m)

Dining Room

14' 4" x 7' 10" (4.36m x 2.40m)

Kitchen

12' 6" x 8' 4" (3.82m x 2.55m)

Landing

Bedroom 1

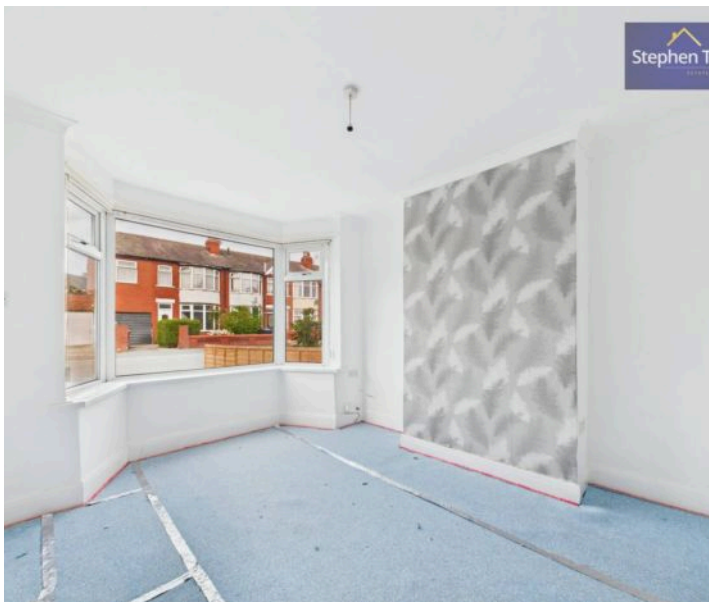
14' 2" x 10' 10" (4.32m x 3.30m)

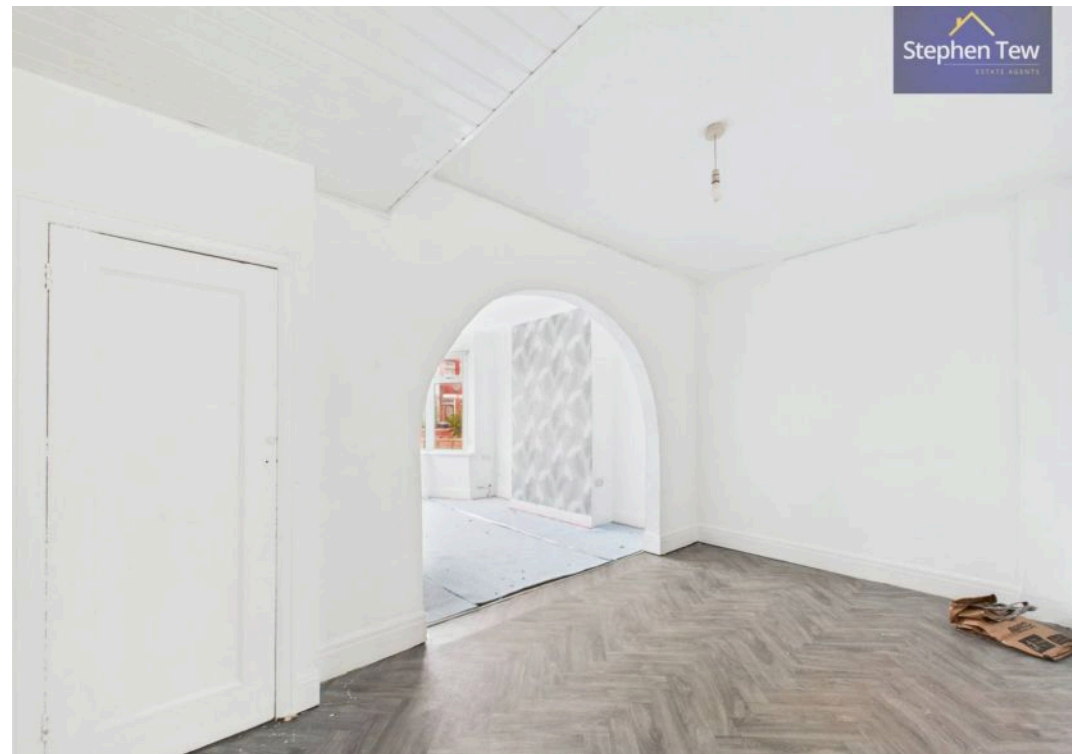
Bedroom 2

6' 9" x 8' 0" (2.07m x 2.45m)

Bathroom

6' 10" x 4' 6" (2.09m x 1.36m)



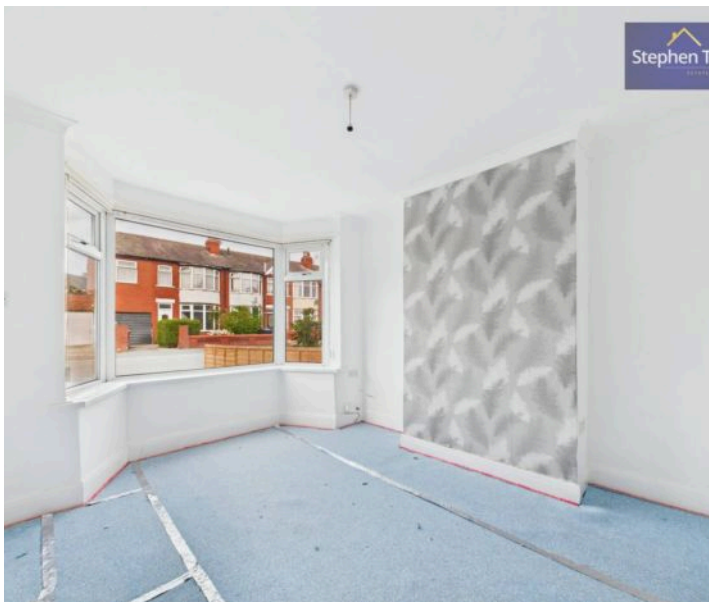


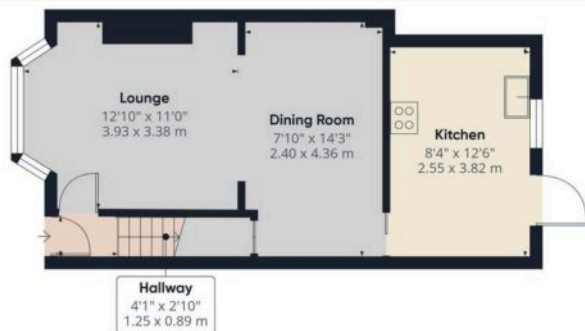


GARDEN

OFF STREET

1 Parking Space





Floor 1



Floor 2

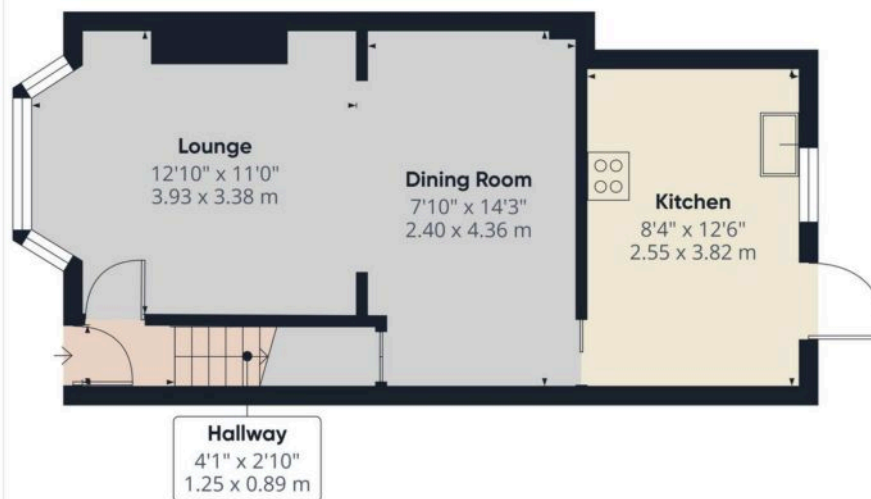


Approximate total area⁽¹⁾
630 ft²
58.6 m²

(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.

DISAFL360



Floor 1



Approximate total area⁽¹⁾
379 ft²
35.3 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.

DISAFL360



Stephen Tew Estate Agents

Stephen Tew Estate Agents, 132 Highfield Road - FY4 2HH

01253 401111

info@stephentew.co.uk

www.stephentew.co.uk

