



54 Carleton Avenue, Blackpool

Blackpool

Offers Over £140,000

# 54 Carleton Avenue

Blackpool, Blackpool

Nestled in a sought-after location, this end of terrace house offers the perfect blend of comfort and convenience. Situated in a quiet residential area, the property boasts off-street parking. With no onward chain, this home is ready and waiting for its new owners to create lasting memories. The interior layout is designed for modern living, featuring a welcoming hallway, open plan lounge/dining room, a well-appointed kitchen, a convenient utility room, a spacious landing, three generously sized bedrooms, and a sleek three-piece suite family bathroom. The true gem of this property lies beyond its walls, in the enclosed rear garden that offers a peaceful escape from the daily hustle and bustle. Complete with a handy storage shed and convenient side access, the outdoor space is a perfect canvas for relaxation and entertainment, allowing residents to enjoy the beauty of nature right at their doorstep. This property offers a rare opportunity to own a home that seamlessly blends tranquillity with urban living, creating a haven that welcomes you at the end of each day.

Council Tax band: B

Tenure: Freehold

- End Of Terrace House With Off-Street Parking In A Quiet Residential Location Within Close Proximity To Local Shops, Schools And Transportation Links
- No Onward Chain
- Hallway, Open Plan Lounge/ Dining Room, Kitchen, Utility Room, Landing, Three Bedrooms, Three Piece Suite Family Bathroom
- Enclosed Rear Garden With Storage Shed And Side Access
- Due To The Owners health he has moved in with his daughter therefore the property will be sold with no onward chain.
- Loft Fully Boarded With Pull Down Ladder





#### **Hallway**

14' 8" x 5' 10" (4.46m x 1.78m)

#### **Lounge/ Dining Room**

28' 4" x 10' 11" (8.64m x 3.34m)

#### **Kitchen**

14' 7" x 5' 7" (4.45m x 1.70m)

#### **Utility Room**

5' 5" x 5' 3" (1.65m x 1.60m)

#### **Landing**

#### **Bedroom 1**

13' 5" x 10' 11" (4.10m x 3.33m)

#### **Bedroom 2**

14' 11" x 10' 11" (4.55m x 3.34m)

#### **Bedroom 3**

7' 5" x 8' 6" (2.25m x 2.58m)

#### **Bathroom**

7' 1" x 5' 10" (2.17m x 1.79m)





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**FRONT GARDEN**

**REAR GARDEN**

**DRIVEWAY**

**1 Parking Space**





Floor 1



Floor 2



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

899 ft<sup>2</sup>

83.6 m<sup>2</sup>

Reduced headroom

13 ft<sup>2</sup>

1.2 m<sup>2</sup>

(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.

DISAFF 360



Floor 1



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

495 ft<sup>2</sup>

46 m<sup>2</sup>

Reduced headroom

13 ft<sup>2</sup>

1.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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DISAFF 360



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