



18 Garton Avenue, Blackpool

Blackpool

Offers Over £155,000

18 Garton Avenue

Blackpool, Blackpool

Nestled in a sought-after location, this semi-detached house with a brick-built outhouse is a gem within close proximity to local shops, schools, and transportation links. The property boasts a spacious layout featuring a welcoming hallway leading to a cosy lounge, elegant dining room, and a well-appointed kitchen. Upstairs, the landing guides you to three bedrooms and a stylish bathroom. Adding to the charm is the enclosed west-facing rear garden, providing a serene retreat for outdoor gatherings or relaxation. Additionally, the converted outhouse, transformed into a grannie flat around 25 years ago, offers a separate living area, bedroom, and shower room – perfect for guests, extended family, or home office use.

Step outside to discover the expansive outdoor space that surrounds this delightful property. The spacious garden at the rear offers plenty of room for outdoor activities and al fresco dining, while being a tranquil spot to unwind and enjoy the surroundings. Whether starting your day with a cup of coffee on the patio or hosting a barbeque with friends, the outdoor area provides endless possibilities for creating cherished memories. With a versatile layout, these outdoor spaces perfectly complement the comfortable living quarters found within the main house, ensuring a seamless blend of indoor-outdoor living. This property presents a unique opportunity to acquire a versatile home that caters to diverse needs and lifestyles, offering a balance of comfort, convenience, and outdoor allure.

Council Tax band: B

Tenure: Freehold

- Semi-Detached House With Brick Built Outhouse Within Close Proximity To Local Shops, Schools And Transportation Links
- Hallway, Lounge, Dining Room, Kitchen, Landing, Three Bedrooms, Bathroom
- Enclosed West Facing Rear Garden With Rear Garden
- Outhouse has been converted into a granny flat around 25 years ago and includes a living area, bedroom, shower room





Hallway

Lounge

13' 7" x 10' 7" (4.14m x 3.23m)

Kitchen/ Dining Room

16' 2" x 10' 8" (4.92m x 3.24m)

Landing

Bedroom 1

13' 11" x 10' 11" (4.23m x 3.33m)

Bedroom 2

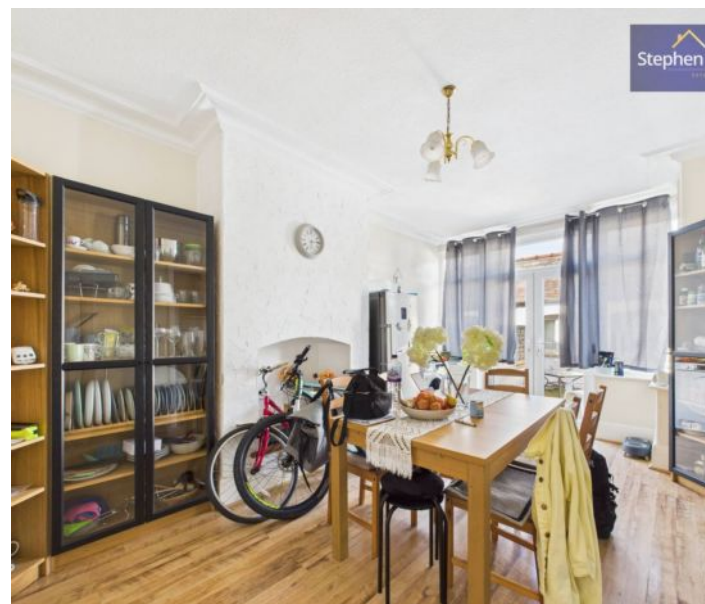
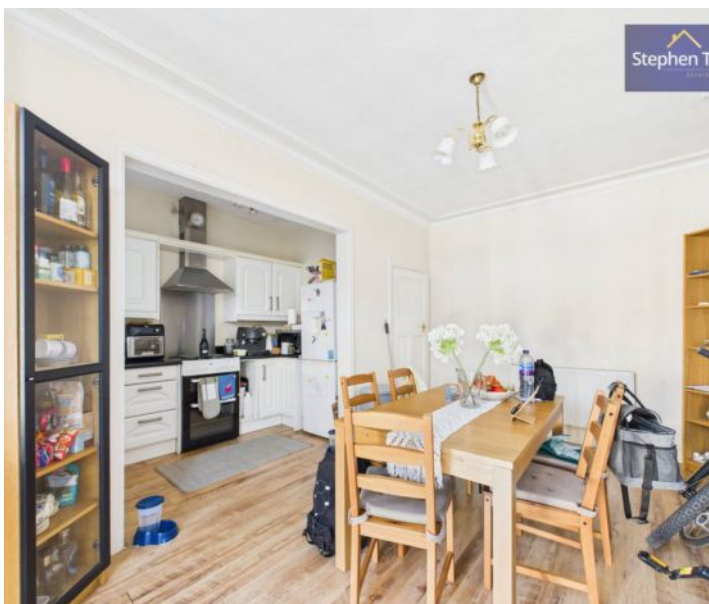
13' 7" x 7' 10" (4.14m x 2.39m)

Bedroom 3

9' 3" x 6' 7" (2.83m x 2.00m)

Bathroom

9' 3" x 5' 4" (2.82m x 1.62m)





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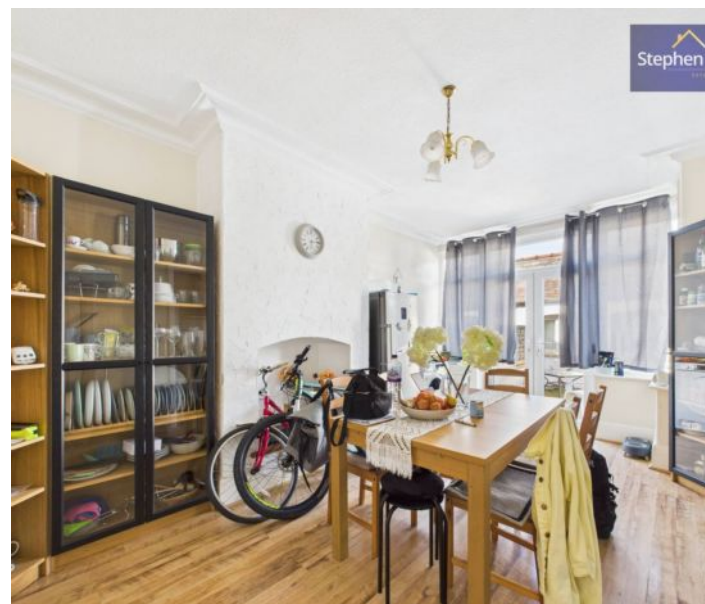
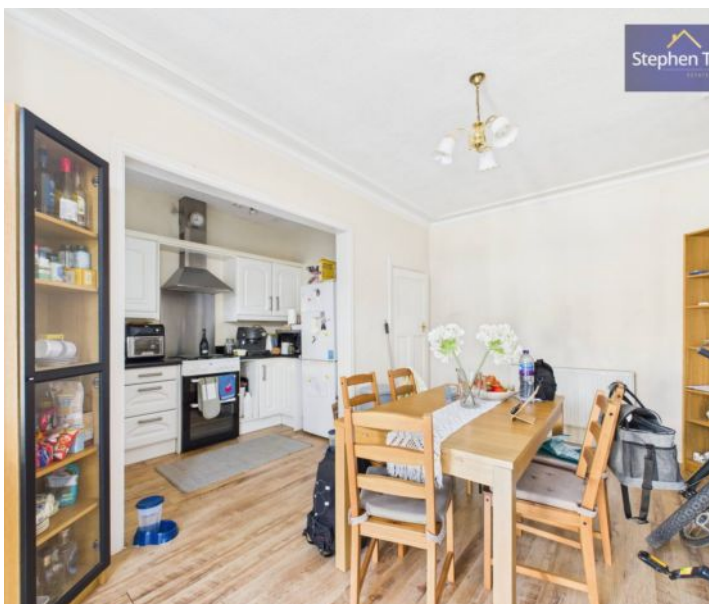
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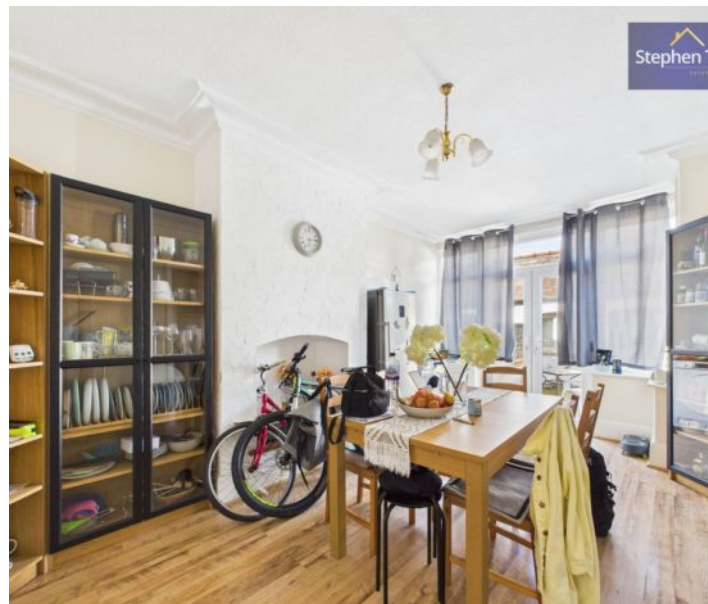
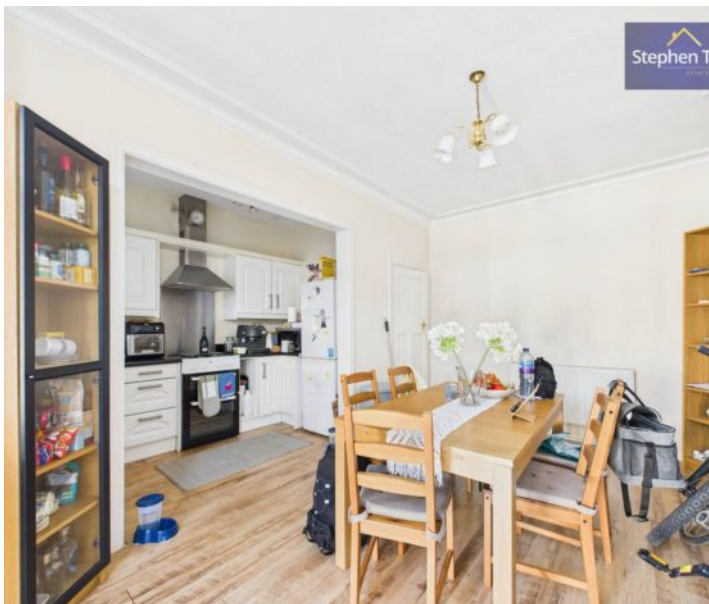


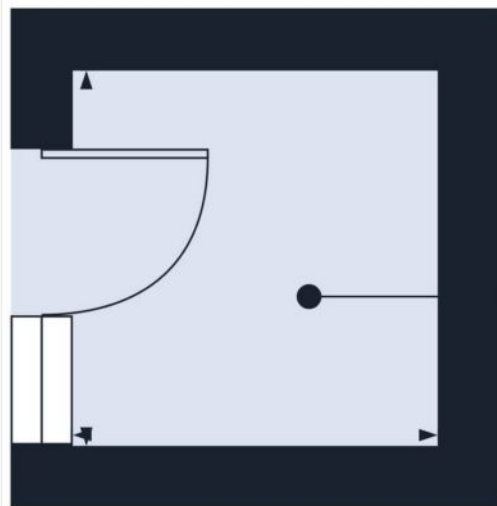


FRONT GARDEN

REAR GARDEN

ON STREET





Utility Room

6'2" x 6'4"
1.90 x 1.95 m



Approximate total area⁽¹⁾
40 ft²
3.7 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.

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Floor 1 Building 2



Floor 1 Building 1



Approximate total area⁽¹⁾
829 ft²
77 m²



Floor 2 Building 1

(1) Excluding balconies and terraces

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Stephen Tew Estate Agents

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

01253 401111

info@stephentew.co.uk

www.stephentew.co.uk

