



22 Kempton Avenue, Blackpool

Blackpool

Offers Over £350,000

22 Kempton Avenue

Blackpool, Blackpool

Detached House with Garage and Driveway in Popular Residential Area within Close Proximity to Stanley Park. This immaculately presented property is offered with no onward chain, making it an ideal opportunity for a smooth and stress-free move. Upon entering, the hallway leads to a cosy snug, convenient WC, and a spacious lounge perfect for relaxing evenings. The open-plan kitchen/dining room offers a modern and social space for entertaining guests. On the first floor, the landing provides access to four well-proportioned bedrooms. The primary bedroom benefits from a walk-in wardrobe and an en-suite for added comfort, while the four-piece suite family bathroom caters to the needs of the household. Outside, the enclosed west-facing rear garden provides a private oasis for outdoor enjoyment.

The property's exterior complements its interior charm with a garage and a driveway offering ample parking space for residents and visitors. The front garden adds kerb appeal and a welcoming touch to the property. The rear garden presents an ideal setting for al fresco dining and summer gatherings, boasting a west-facing orientation to capture the afternoon sun. This outdoor space provides a tranquil retreat for residents to unwind and enjoy the fresh air. Conveniently located within a sought-after residential area, residents will appreciate the proximity to Stanley Park and its recreational facilities. With a blend of modern comforts and a convenient location, this property offers a perfect balance for those seeking a new place to call home.

Council Tax band: E

Tenure: Freehold

- Detached House With Garage And Driveway In Popular Residential Area Within Close Proximity To Stanley Park
- No Onward Chain
- Hallway, Snug, WC, Lounge, Open Plan Kitchen/ Dining Room, Landing, Four Bedrooms, Primary Bedroom Benefits From Walk-In Wardrobe And En-Suite, Four Piece Suite Family Bathroom
- Enclosed West Facing Rear Garden





Hallway

Snug

7' 8" x 9' 8" (2.34m x 2.95m)

WC

5' 10" x 5' 11" (1.77m x 1.81m)

Lounge

20' 0" x 11' 4" (6.10m x 3.45m)

Kitchen/ Dining Room

21' 9" x 12' 10" (6.64m x 3.90m)

Landing

Bedroom 1

11' 0" x 13' 5" (3.35m x 4.08m)

En-Suite

5' 1" x 7' 3" (1.55m x 2.21m)

Walk-In Wardrobe

5' 5" x 5' 1" (1.64m x 1.55m)

Bedroom 2

13' 7" x 10' 8" (4.15m x 3.26m)

Bedroom 3

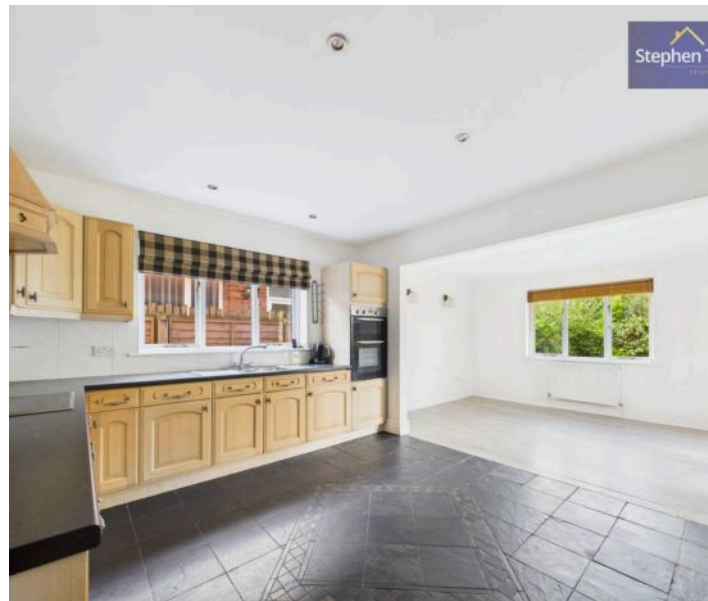
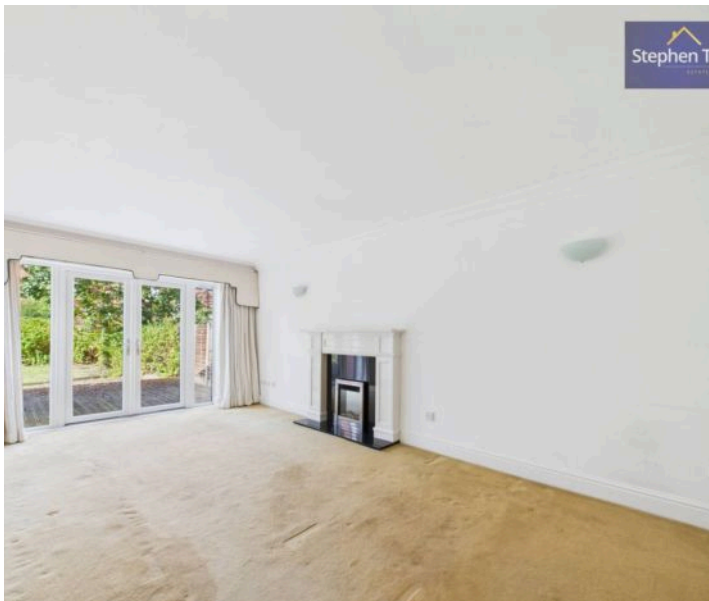
7' 10" x 15' 6" (2.39m x 4.72m)

Bedroom 4

10' 8" x 8' 6" (3.24m x 2.58m)

Bathroom

5' 11" x 11' 5" (1.80m x 3.48m)





Hallway

Snug

7' 8" x 9' 8" (2.34m x 2.95m)

WC

5' 10" x 5' 11" (1.77m x 1.81m)

Lounge

20' 0" x 11' 4" (6.10m x 3.45m)

Kitchen/ Dining Room

21' 9" x 12' 10" (6.64m x 3.90m)

Landing

Bedroom 1

11' 0" x 13' 5" (3.35m x 4.08m)

En-Suite

5' 1" x 7' 3" (1.55m x 2.21m)

Walk-In Wardrobe

5' 5" x 5' 1" (1.64m x 1.55m)

Bedroom 2

13' 7" x 10' 8" (4.15m x 3.26m)

Bedroom 3

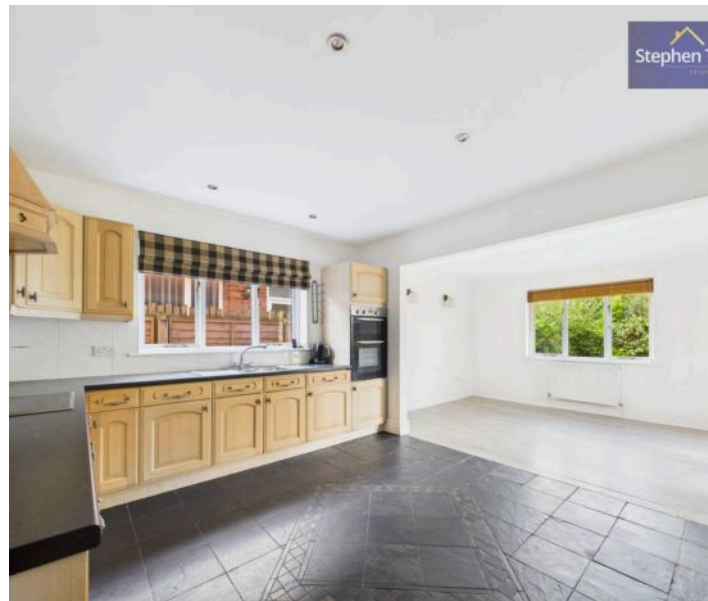
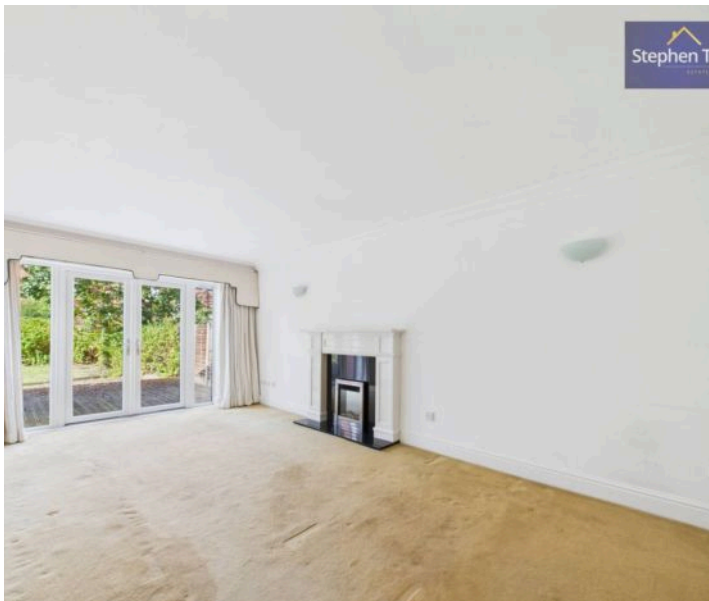
7' 10" x 15' 6" (2.39m x 4.72m)

Bedroom 4

10' 8" x 8' 6" (3.24m x 2.58m)

Bathroom

5' 11" x 11' 5" (1.80m x 3.48m)







FRONT GARDEN

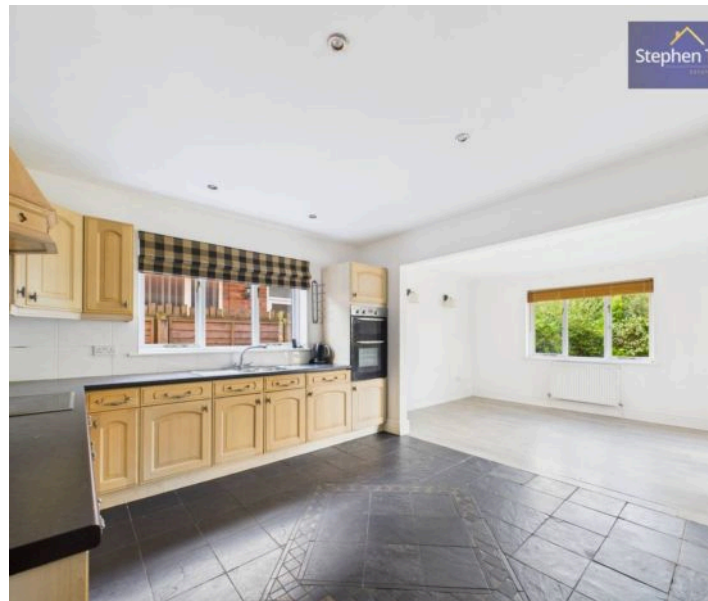
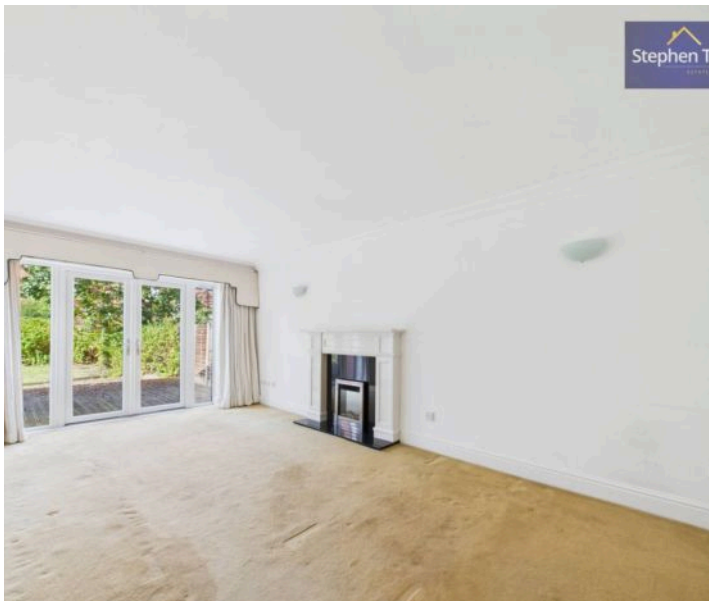
REAR GARDEN

DRIVEWAY

1 Parking Space

GARAGE

Single Garage





Floor 1



Floor 2



Approximate total area⁽¹⁾

1660 ft²

154.2 m²

Reduced headroom

10 ft²

0.9 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.

DISAFL360



Floor 1



Approximate total area⁽¹⁾

922 ft²

85.8 m²

Reduced headroom

10 ft²

0.9 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.

DISAFL360



Stephen Tew Estate Agents

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

01253 401111

info@stephentew.co.uk

www.stephentew.co.uk

