



1 Goldsboro Avenue, Blackpool
Blackpool

Offers Over **£150,000**

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Blackpool, Blackpool

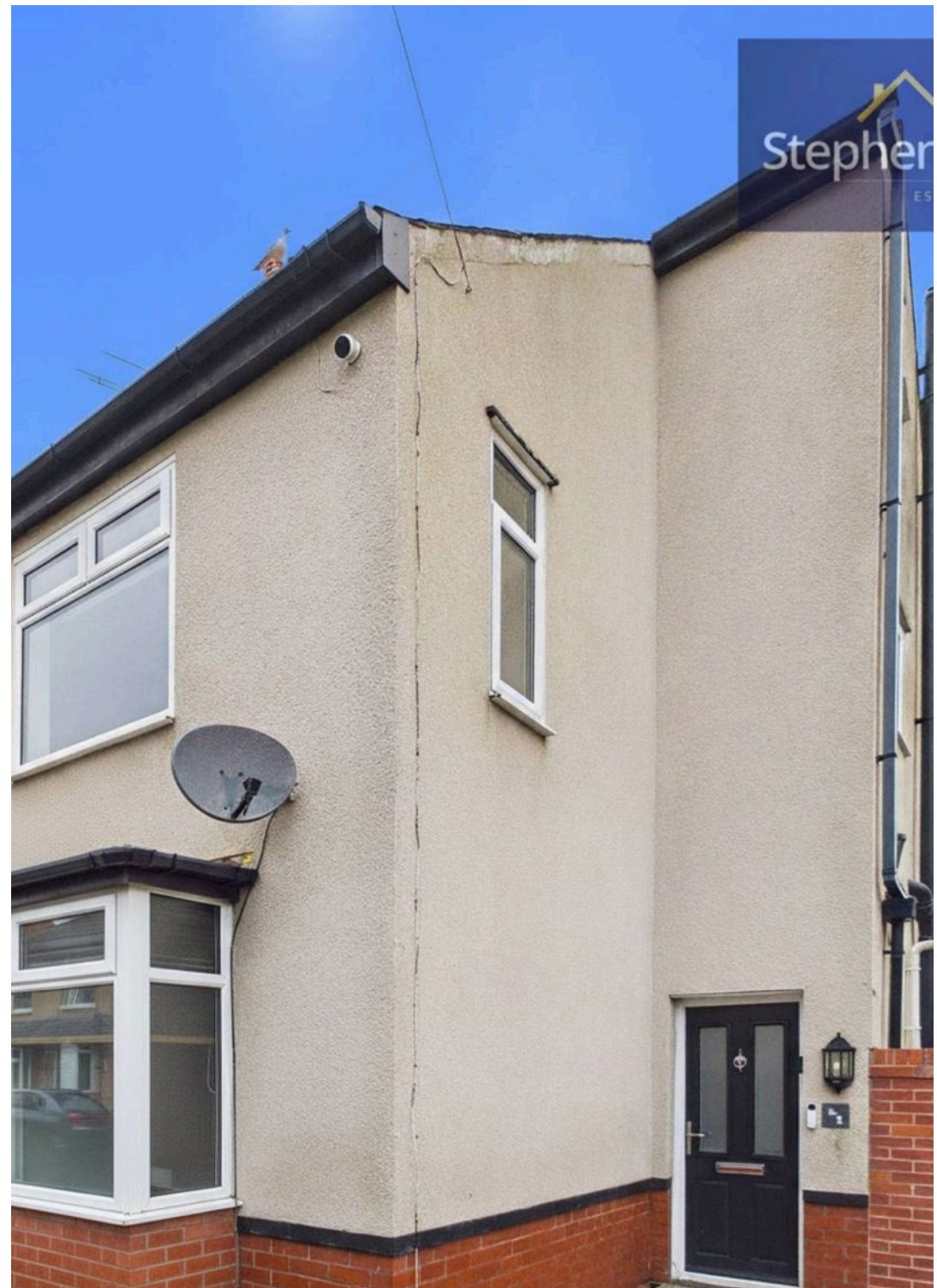
This well-presented two-bedroom semi-detached house is ideally situated in a popular residential area of Blackpool, offering convenient access to local amenities, schools, and excellent transport links. Upon entering the property, you are greeted by a welcoming entrance hall that leads to a spacious lounge, perfect for relaxing or entertaining guests. The modern kitchen and dining area provide ample space for family meals and gatherings, with plenty of natural light enhancing the contemporary feel. Upstairs, there are two generously sized bedrooms, each offering comfortable accommodation. The family bathroom is stylishly appointed, featuring modern fixtures and fittings. The property also benefits from a boarded loft, complete with a double-glazed window, power sockets, and lighting, making it an ideal space for storage or potential further use. Additionally, an outbuilding at the rear of the property has been thoughtfully converted into a home office, boasting internet connectivity and full power supply (perfect for those who work from home or require a dedicated study area).

The outside space complements the interior beautifully, with a private rear garden that provides a tranquil setting for outdoor relaxation and entertaining. The garden is mainly laid to Astroturf, with a patio area that is ideal for alfresco dining or enjoying the sunshine in the warmer months. There is secure fencing surrounding the garden, offering both privacy and peace of mind for families with children or pets. The outbuilding (currently used as a home office) is conveniently located within the garden, allowing for a seamless transition between work and leisure. To the front of the property, there is a well-maintained garden area. This delightful home is perfectly suited to first-time buyers, small families, or those seeking a flexible living space in a sought-after location. Early viewing is highly recommended to fully appreciate all that this property has to offer.

Council Tax band: A

Tenure: Freehold

- 2 Bedroom Semi-Detached house in Blackpool, close to local amenities and transport links.
- Entrance Hall leading to Lounge and Kitchen / Diner. Stairs to 2 Bedrooms and Family Bathroom.





Entrance Hall

6' 8" x 5' 3" (2.03m x 1.59m)

Lounge

12' 8" x 10' 9" (3.85m x 3.27m)

Kitchen / Diner

15' 1" x 6' 0" (4.60m x 1.82m)

Landing

Bedroom 1

17' 1" x 8' 8" (5.20m x 2.65m)

Bedroom 2

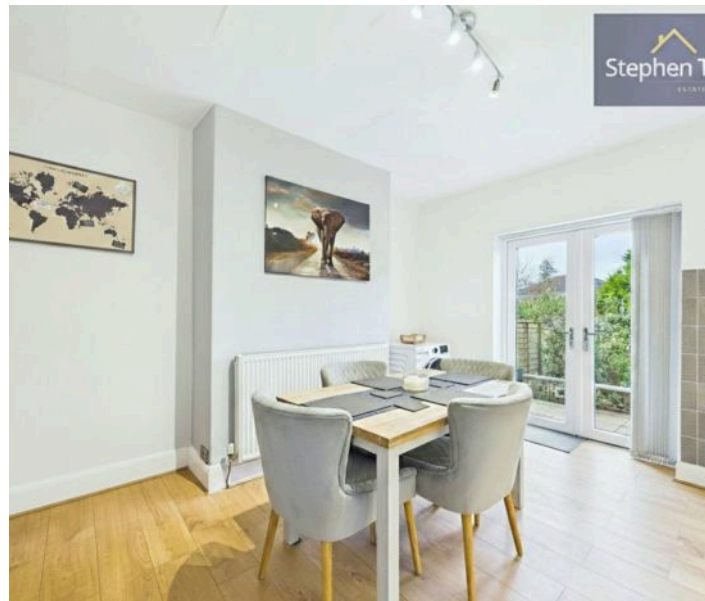
12' 8" x 10' 9" (3.86m x 3.27m)

Bathroom

8' 0" x 6' 2" (2.44m x 1.87m)

Office

8' 0" x 7' 10" (2.44m x 2.38m)





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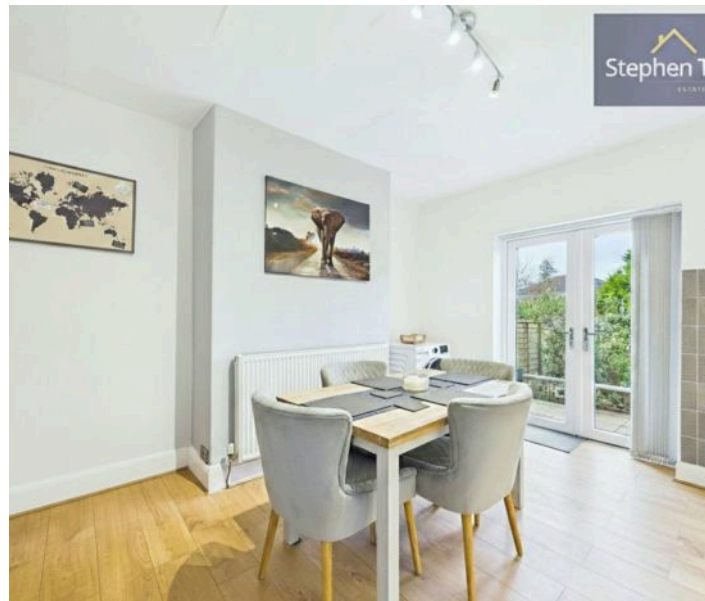
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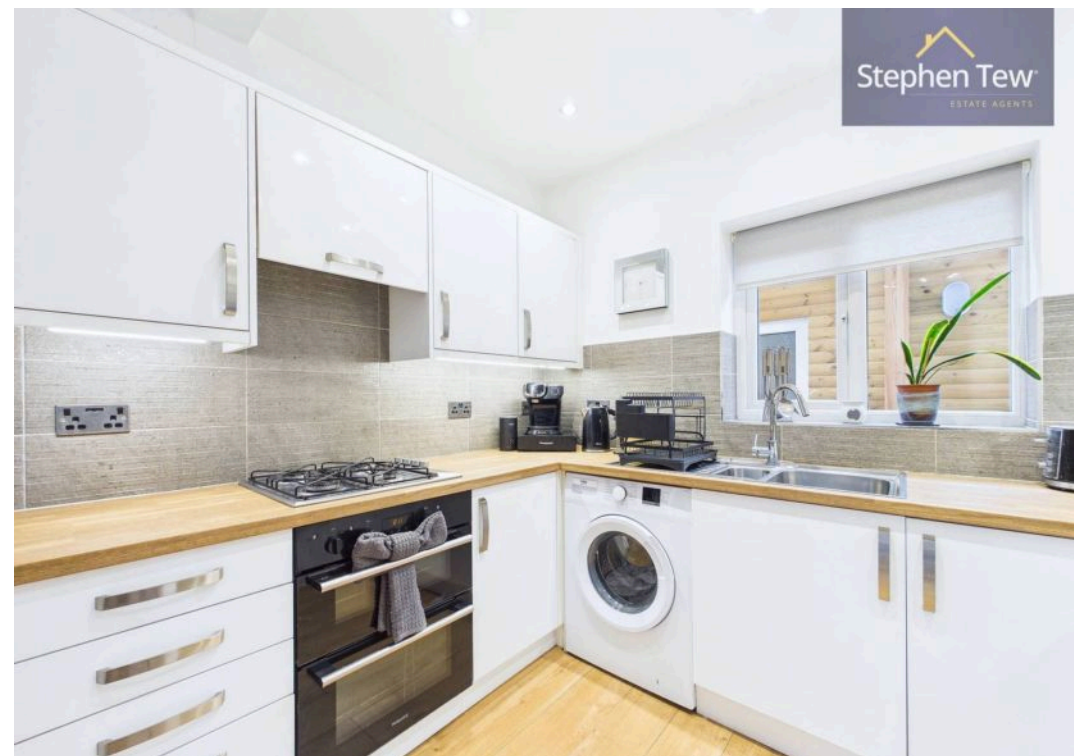
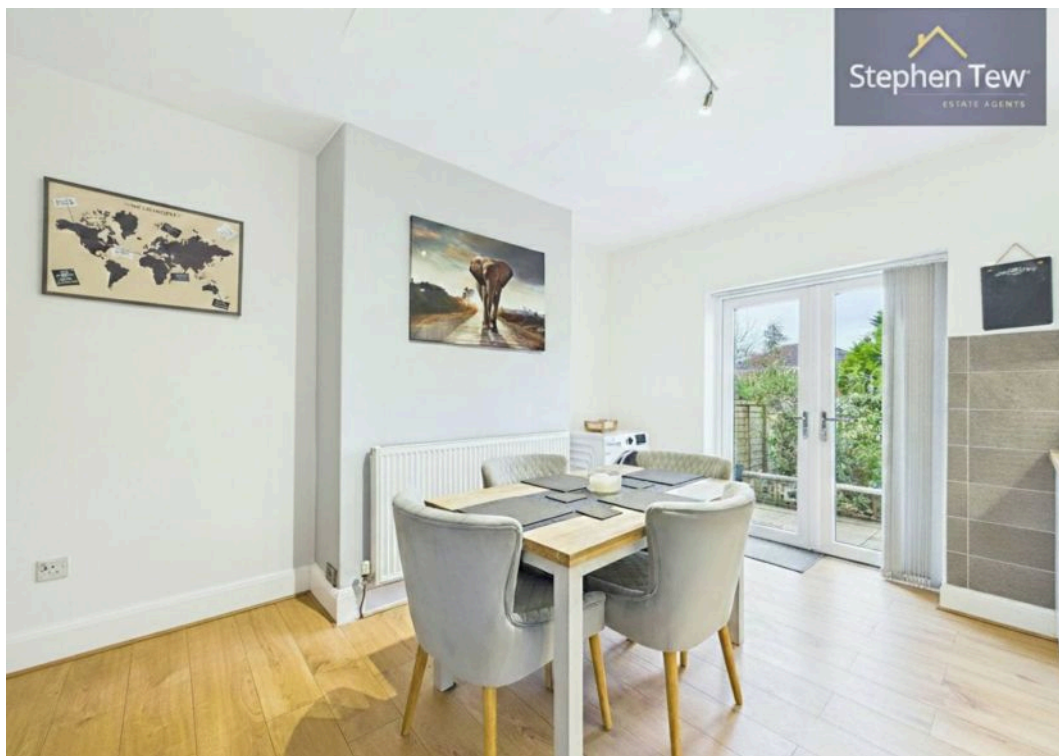
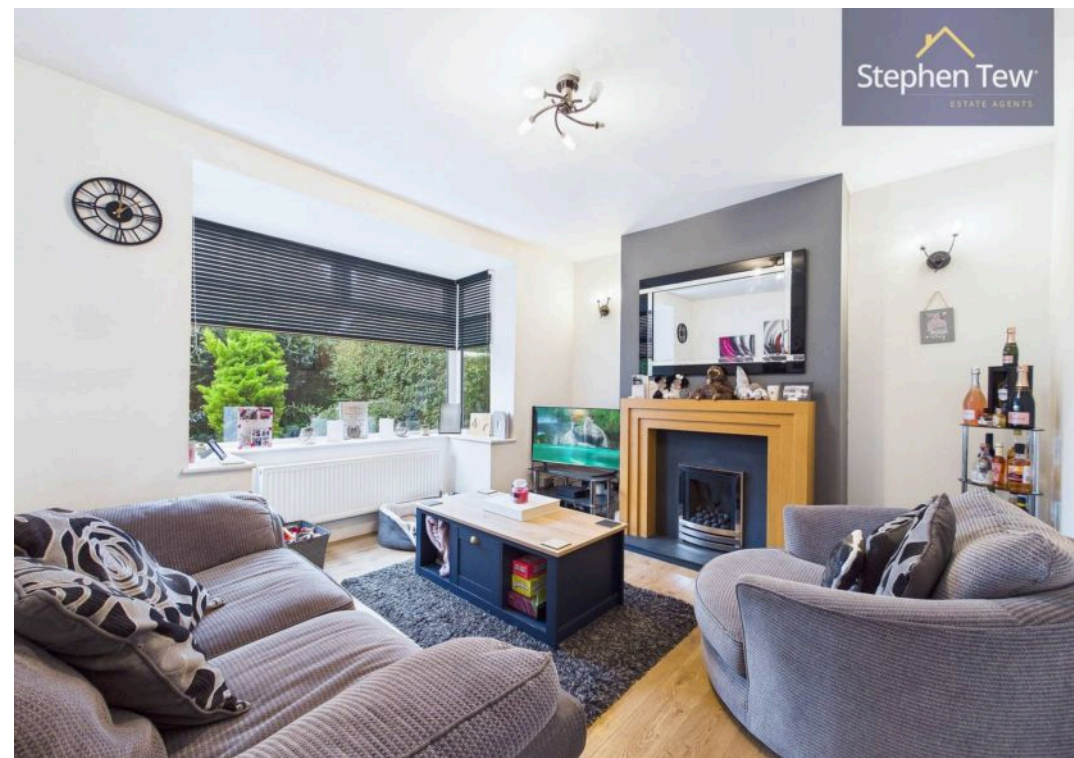
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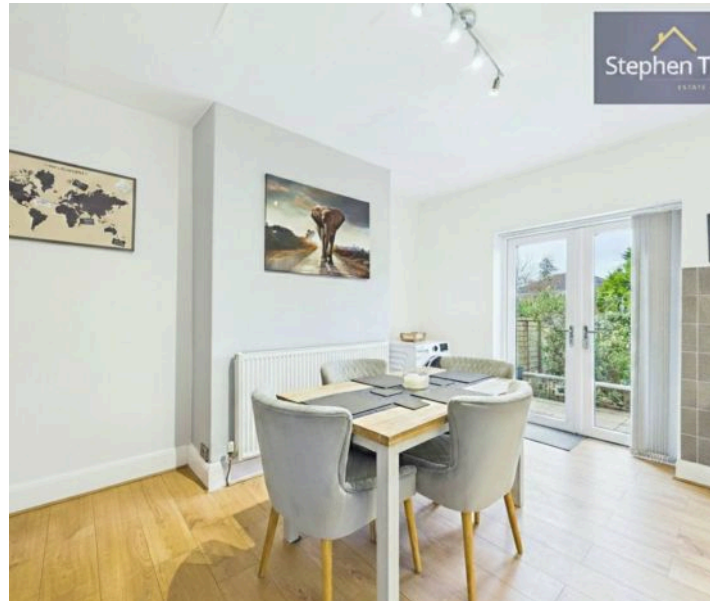




GARDEN

ON STREET

1 Parking Space





Floor 1 Building 1



Approximate total area⁽¹⁾
392 ft²
36.4 m²

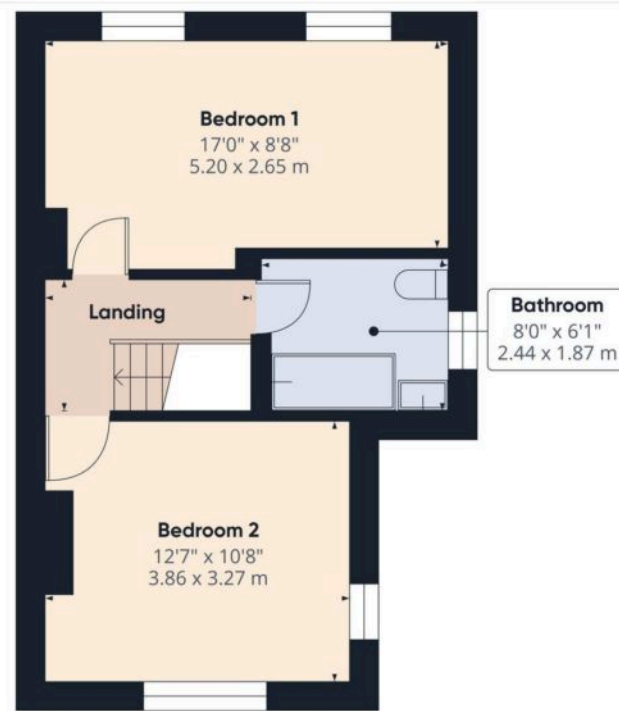
Reduced headroom
1 ft²
0.1 m²

(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.

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Floor 2 Building 1



Approximate total area⁽¹⁾
372 ft²
34.6 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.

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