



121 Fordway Avenue, Blackpool

Blackpool

Offers Over £160,000

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Blackpool, Blackpool

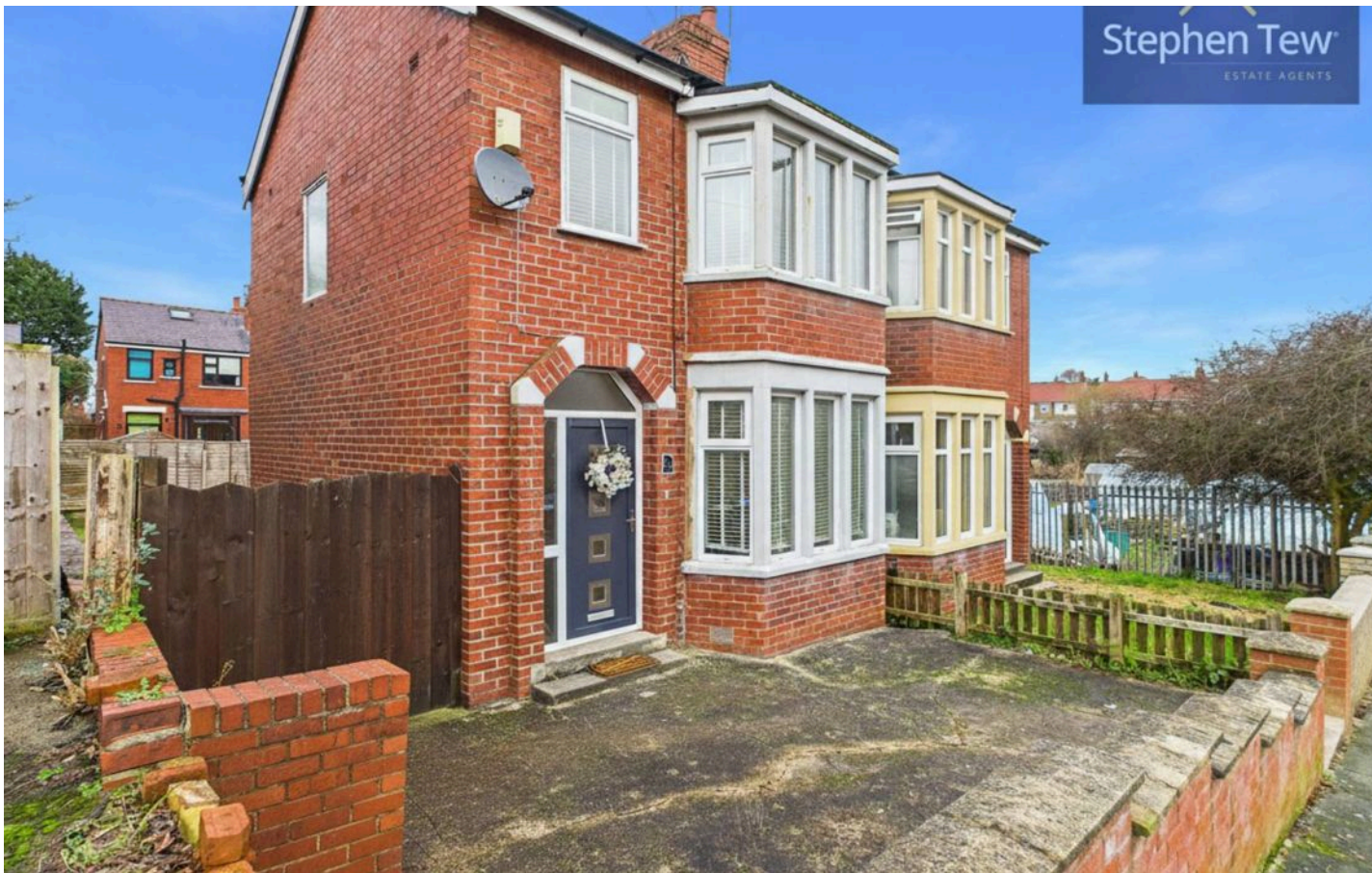
This well presented three bedroom semi detached house situated within walking distance to both Blackpool Victoria Hospital and Stanley Park, offers an excellent opportunity for families and first-time buyers alike, situated in the heart of Blackpool and within easy reach of local amenities, transport links to the town centre, Poulton and reputable schools. Upon entering the property, you are greeted by a welcoming hallway that provides access to a comfortable lounge, ideal for relaxing or entertaining guests, and a bright, spacious kitchen diner that benefits from ample natural light and modern fittings. The kitchen diner is designed with both functionality and style in mind, featuring contemporary units, generous worktop space and integrated appliances (subject to specification), making it perfect for family meals and gatherings and a perfect open plan living space. Patio doors from the kitchen diner open onto the large garden north west facing garden that benefits from plenty of sun, which provides an excellent area for outdoor dining and recreation. Upstairs, a well proportioned landing leads to the master bedroom, which offers a peaceful retreat with plenty of space for wardrobes and storage furniture, as well as two additional bedrooms that can serve as children's rooms, guest accommodation or a home office depending on your needs. The family bathroom is finished to a high standard, complete with a modern suite and quality fixtures. This freehold property is offered to the market with no onward chain, ensuring a straightforward and stress free purchase process. Positioned on a quiet cul de sac, the home enjoys a peaceful setting with allotments located at the end of the street with no permit parking, adding to the sense of community and tranquillity. With its combination of generous living accommodation, convenient location and appealing features, this property represents a rare opportunity to secure a wonderful family home in a sought after area of Blackpool. Early viewing is highly recommended to appreciate all that this delightful property has to offer.

Council Tax band: B

Tenure: Freehold

- 3 bedroom semi detached house within walking distance to Blackpool Victoria Hospital and Stanley Park.
- Hallway leading to the lounge and the bright and spacious kitchen diner with





Hallway

10' 4" x 5' 7" (3.15m x 1.70m)

Lounge

12' 0" x 9' 11" (3.67m x 3.03m)

Kitchen/Dining Room

9' 11" x 16' 0" (3.02m x 4.87m)

Landing

7' 5" x 2' 6" (2.26m x 0.77m)

Bedroom 1

11' 11" x 9' 10" (3.64m x 3.00m)

Bedroom 2 (Double)

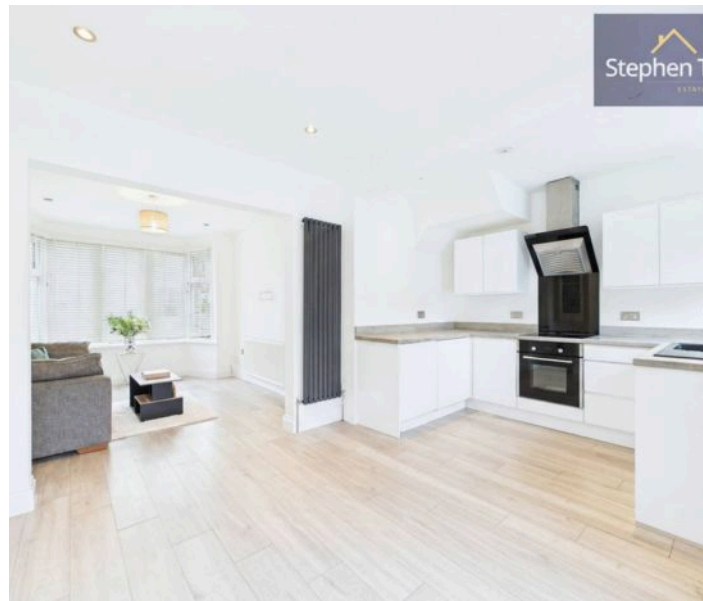
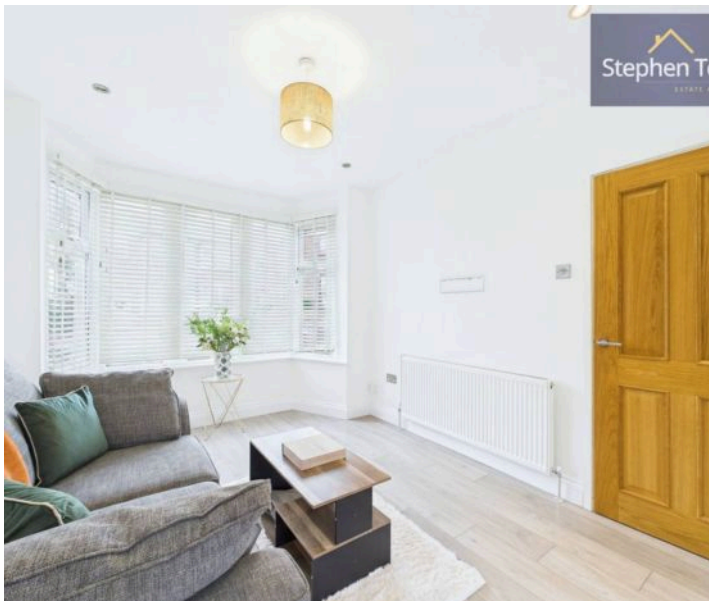
10' 0" x 9' 11" (3.06m x 3.03m)

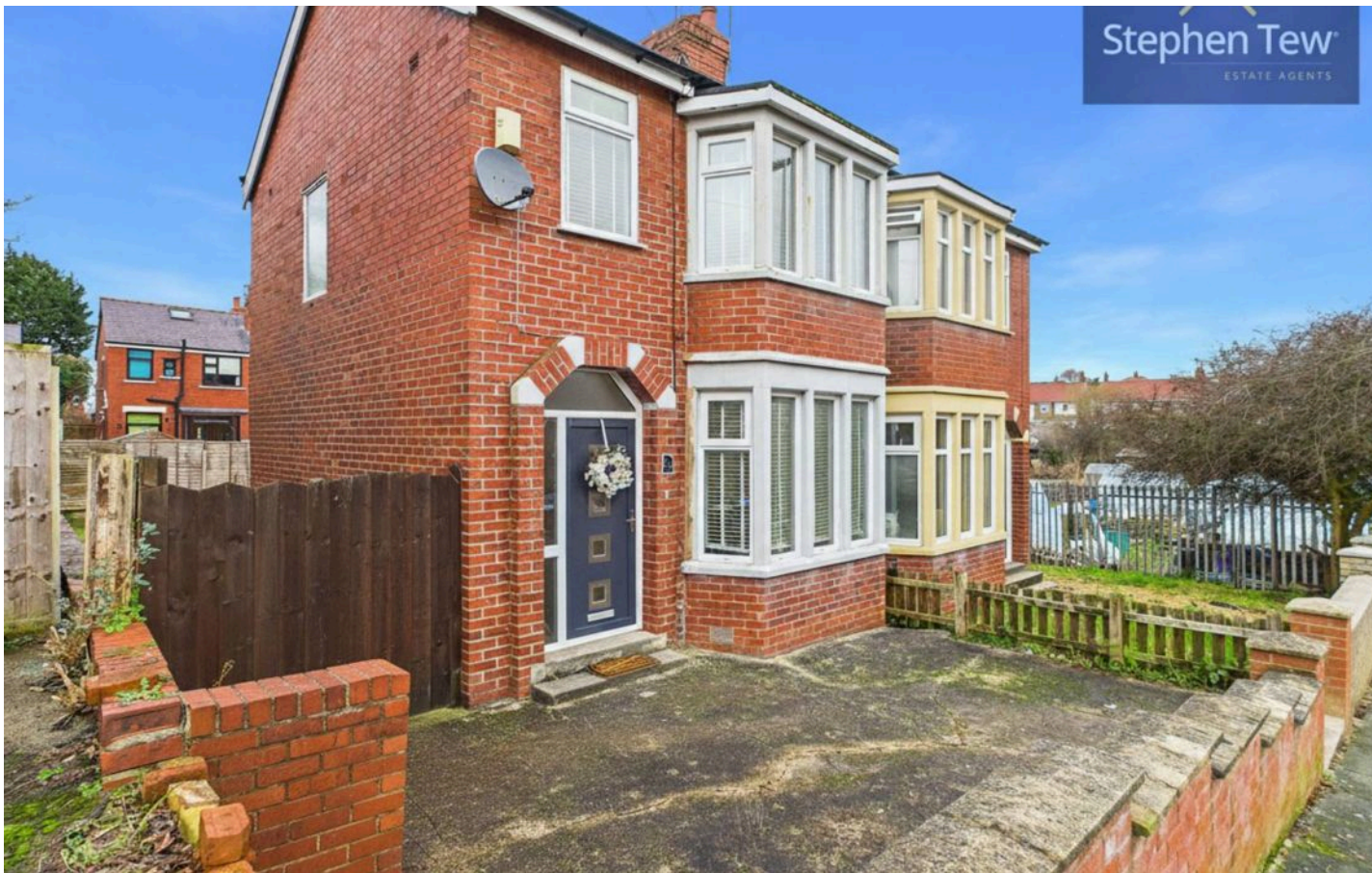
Bedroom 3

6' 4" x 5' 8" (1.94m x 1.72m)

Bathroom

5' 9" x 5' 7" (1.76m x 1.71m)





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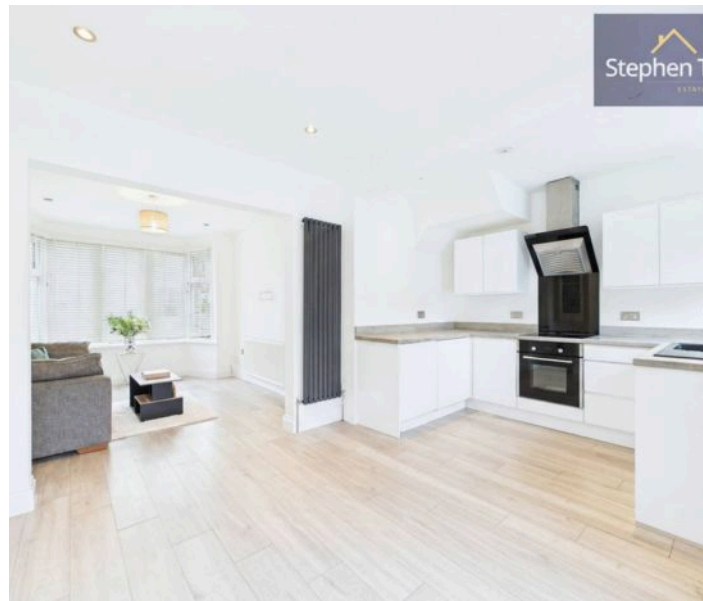
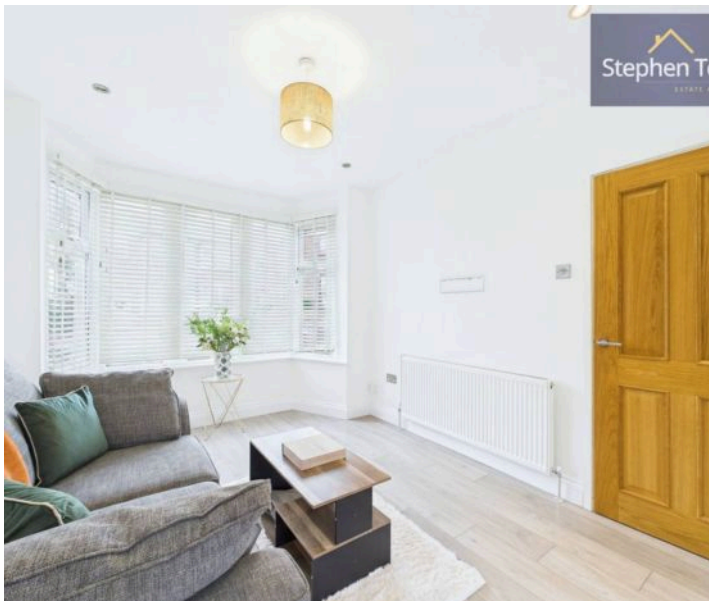
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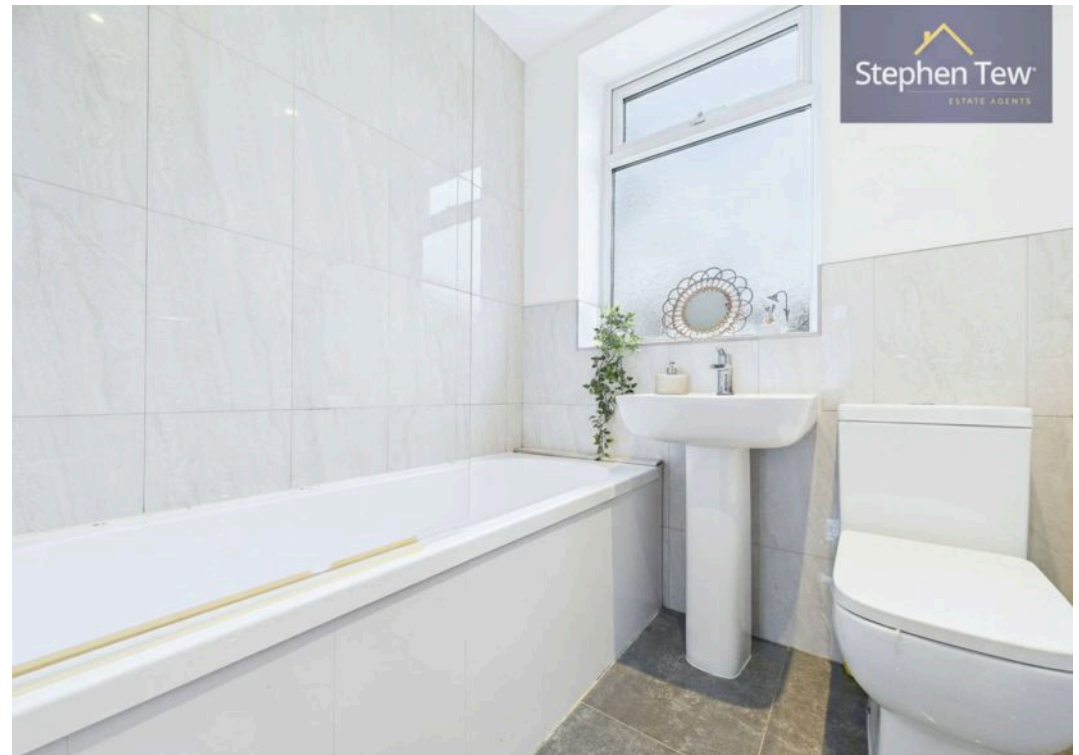
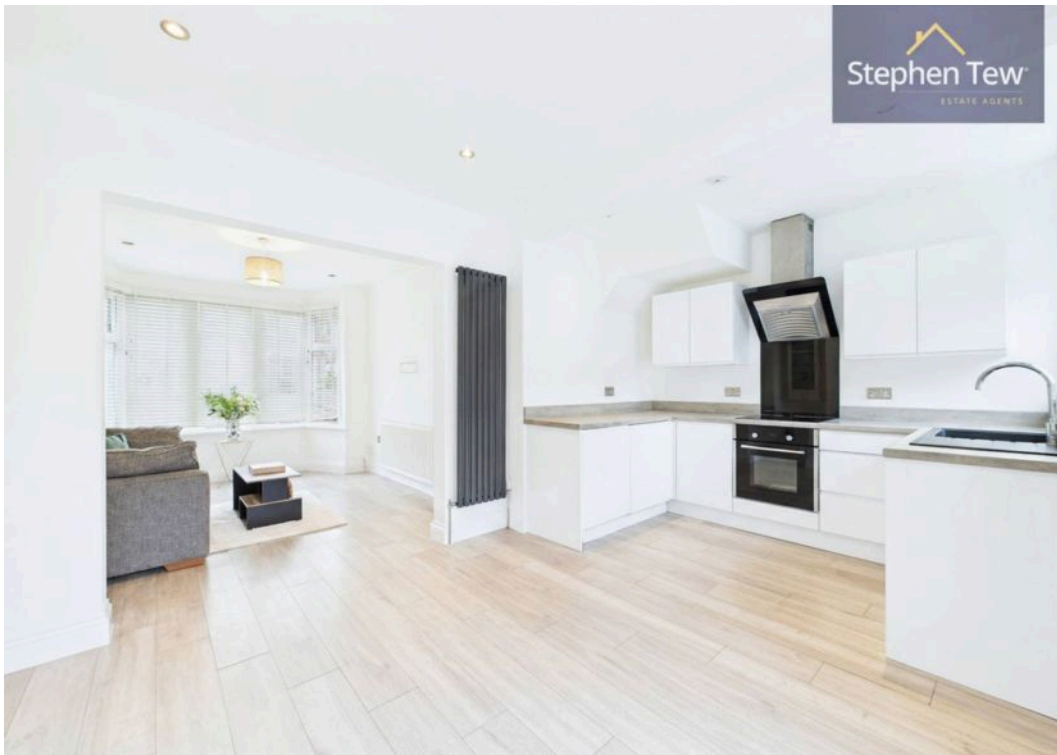
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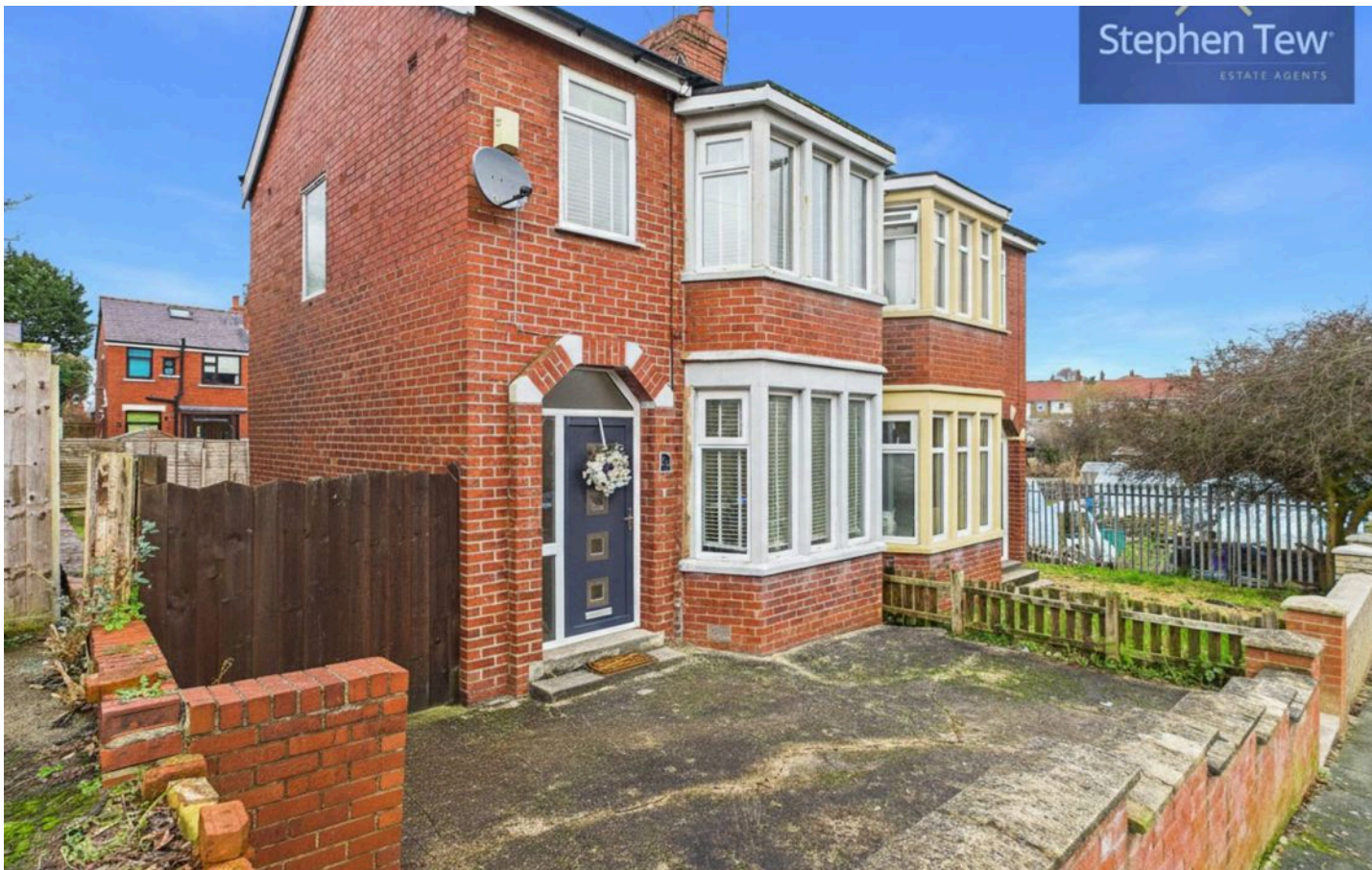
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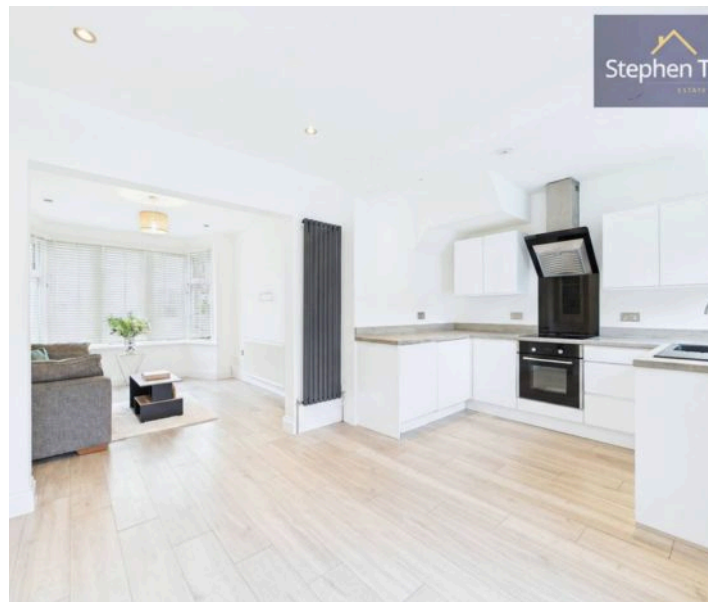
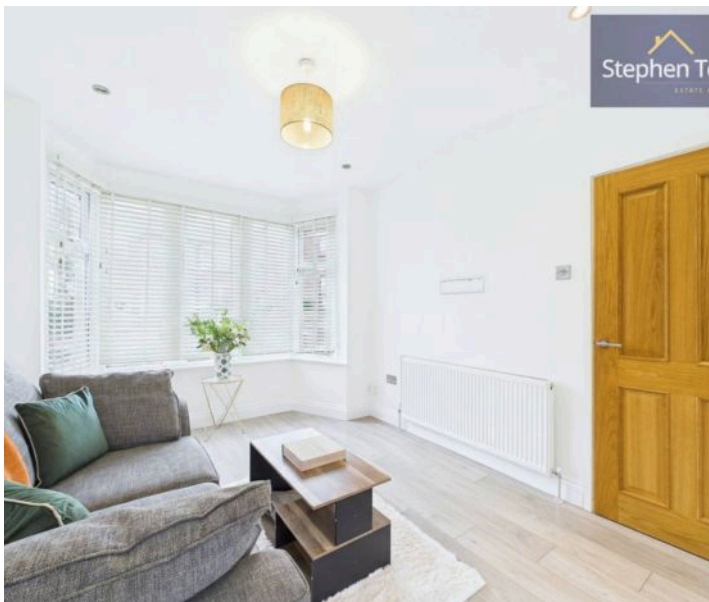




GARDEN

Secure Garden with a Side Gate

OFF STREET



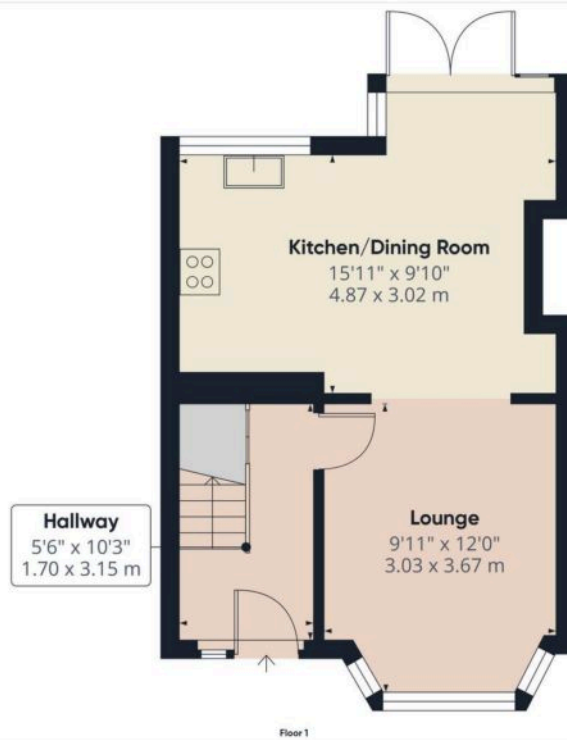


Approximate total area⁽¹⁾
659 ft²
61.3 m²

(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.

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Approximate total area⁽¹⁾
350 ft²
32.6 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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