



179 Reads Avenue, Blackpool

Blackpool

Offers Over £170,000

# 179 Reads Avenue

Blackpool, Blackpool

This well presented three bedroom semi detached house offers an outstanding opportunity for families and professionals seeking a spacious and well laid out home in a highly desirable location close to local amenities, excellent transport links, and reputable schools, with Stanley Park conveniently nearby. Upon entering the property, you are welcomed by an inviting entrance vestibule that leads into a generous hallway, setting the tone for the bright and airy accommodation throughout. The ground floor comprises a comfortable lounge perfect for relaxing evenings, a separate dining space adjacent to the kitchen, ideal for entertaining guests or enjoying family meals, and an additional 2nd Reception Room/Dining Room that provides a flexible space. The kitchen is well equipped with ample storage and workspace, complemented by a practical utility area that offers further convenience for busy households. Upstairs, the landing leads to three well proportioned bedrooms, each thoughtfully designed to offer comfort and versatility, whether used as sleeping quarters, a study, or a nursery. The family bathroom features contemporary fittings and a clean, neutral décor, while a separate WC adds further practicality for family living. The property benefits from a private, north facing rear garden, offering a peaceful retreat and space for outdoor activities. Additional features include gas central heating and double glazing throughout, ensuring comfort and energy efficiency all year round. Offered to the market with no onward chain and on a freehold basis, this home provides a hassle free move for buyers looking to settle quickly in a sought after residential area. The property's prime location places it within easy reach of every-day essentials, leisure facilities, and green open spaces, making it an excellent choice for those who value convenience and community. Whether you are upsizing, relocating for school catchments, or simply seeking a quality home in a vibrant neighbourhood, this semi detached house provides the perfect blend of traditional charm and modern living. Early viewing is highly recommended to appreciate the generous proportions, flexible layout, and excellent potential that this property has to offer. Contact us today to arrange your personal viewing and take the first step towards making this impressive house your new home.

Council Tax band: C

Tenure: Freehold





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**Entrance Vestibule**

5' 3" x 5' 2" (1.61m x 1.58m)

**Hallway**

12' 8" x 5' 5" (3.85m x 1.66m)

**Lounge**

13' 11" x 13' 11" (4.24m x 4.25m)

**Dining Space**

13' 3" x 7' 2" (4.05m x 2.18m)

**2nd Reception/Dining Room**

18' 11" x 12' 0" (5.77m x 3.67m)

**Kitchen**

7' 0" x 11' 1" (2.13m x 3.38m)

**Utility Room**

3' 10" x 8' 0" (1.17m x 2.43m)

**Garden Terrace**

11' 8" x 12' 3" (3.55m x 3.73m)

**Landing**

6' 2" x 8' 1" (1.87m x 2.47m)

**Bedroom 1**

14' 0" x 14' 1" (4.27m x 4.30m)

**Bedroom 2**

12' 3" x 9' 8" (3.74m x 2.95m)

**Bedroom 3**

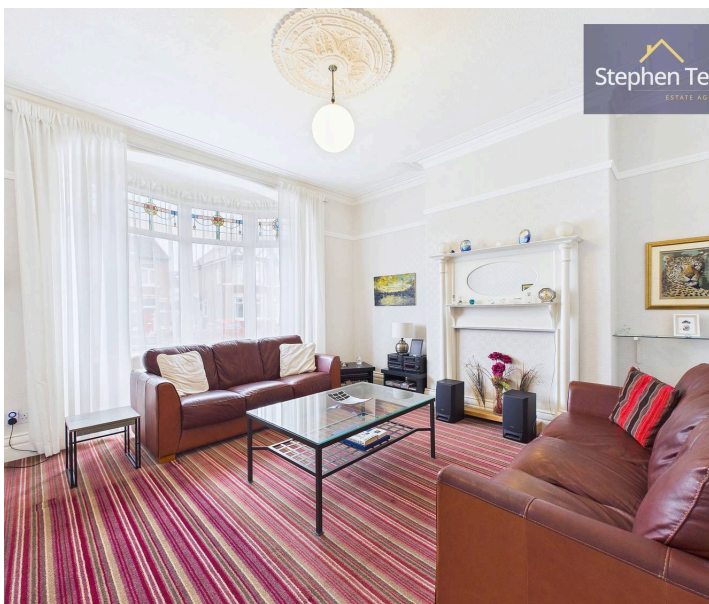
12' 3" x 8' 7" (3.74m x 2.61m)

**WC**

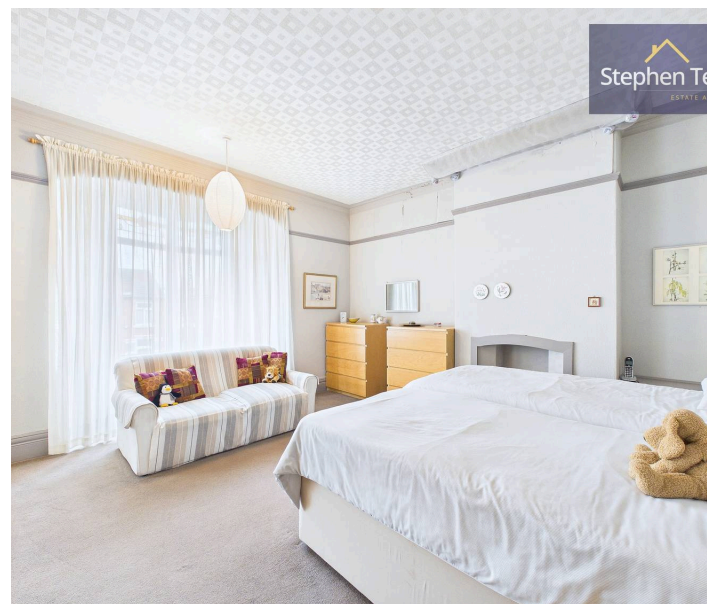
2' 11" x 5' 6" (0.90m x 1.67m)

**Bathroom**

10' 3" x 5' 7" (3.12m x 1.69m)



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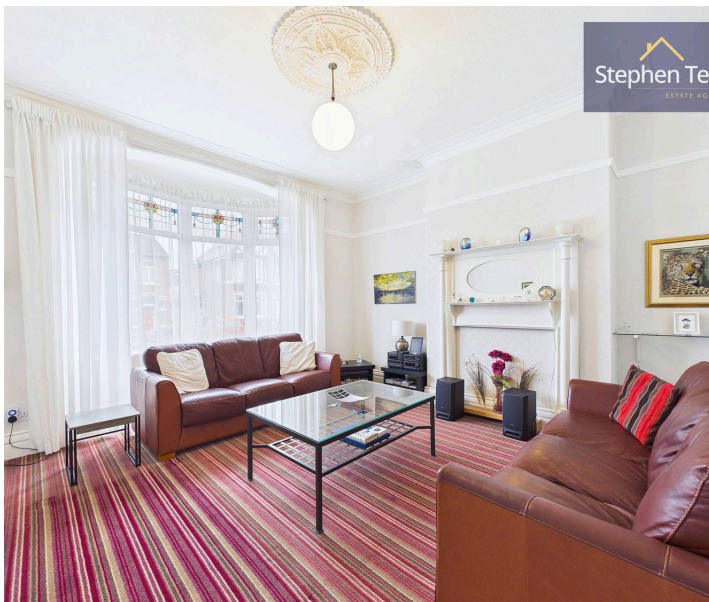
**Bedroom 1**  
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**Bedroom 2**  
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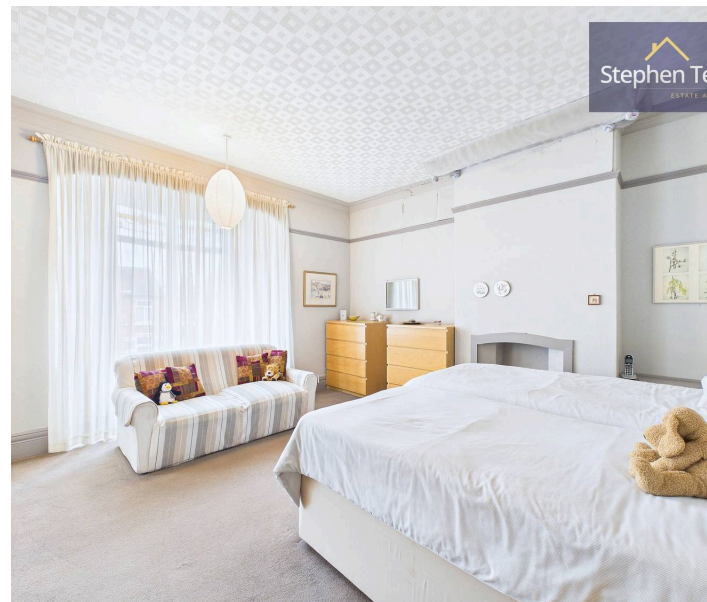
**Bedroom 3**  
12' 3" x 8' 7" (3.74m x 2.61m)

**WC**  
2' 11" x 5' 6" (0.90m x 1.67m)

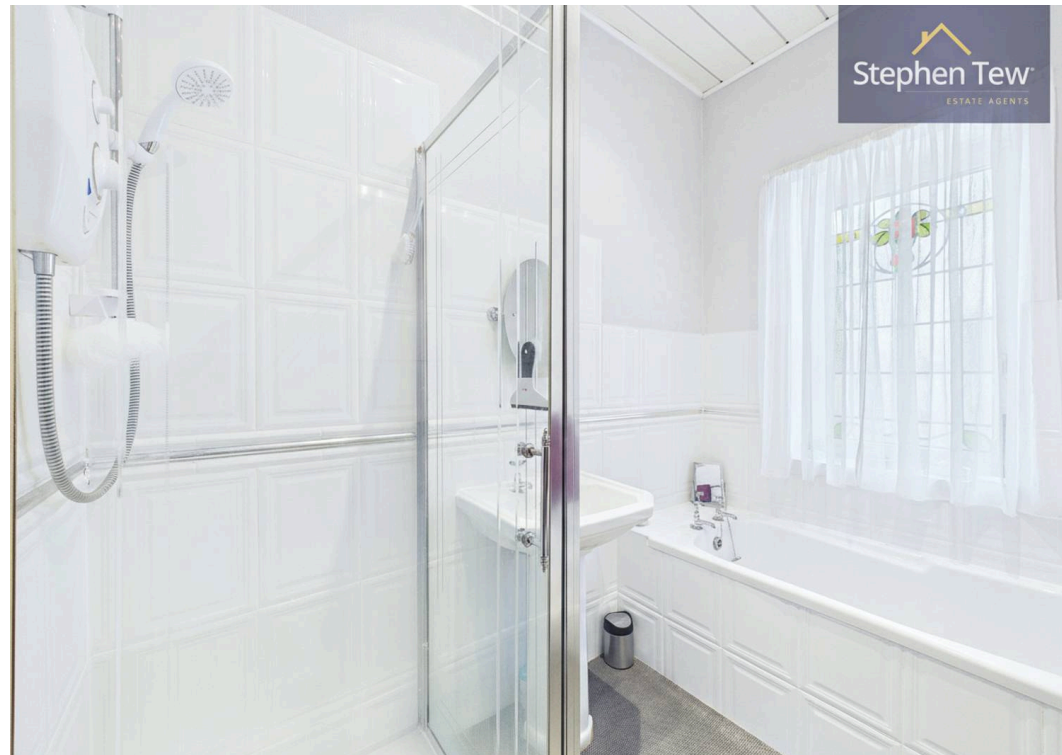
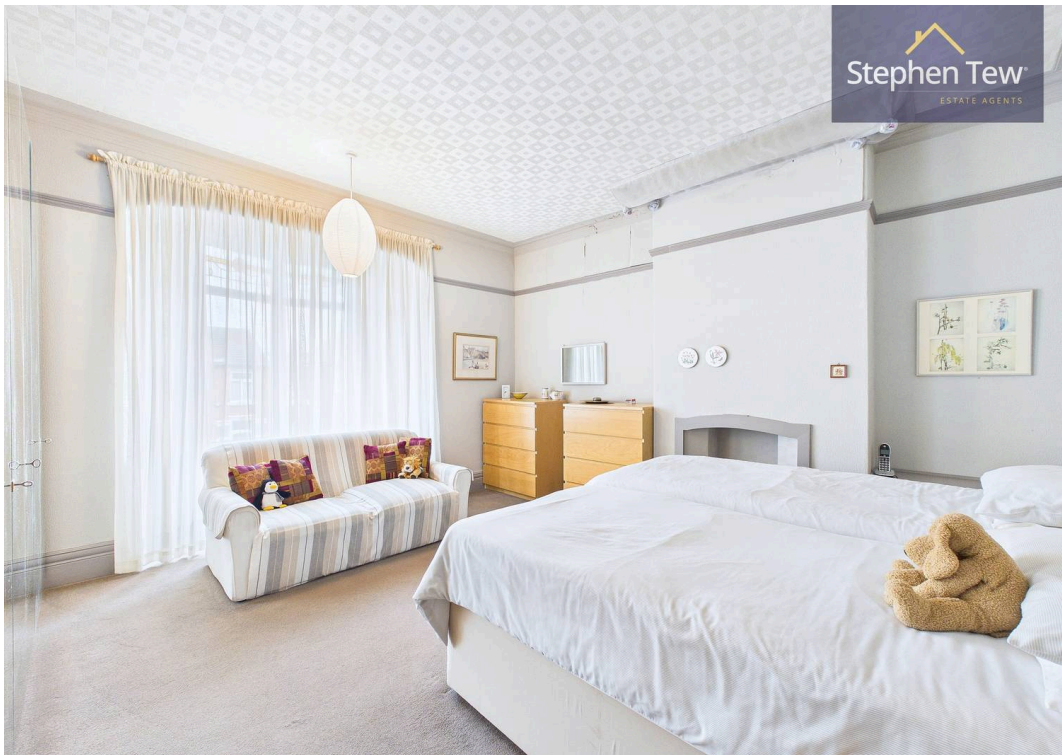
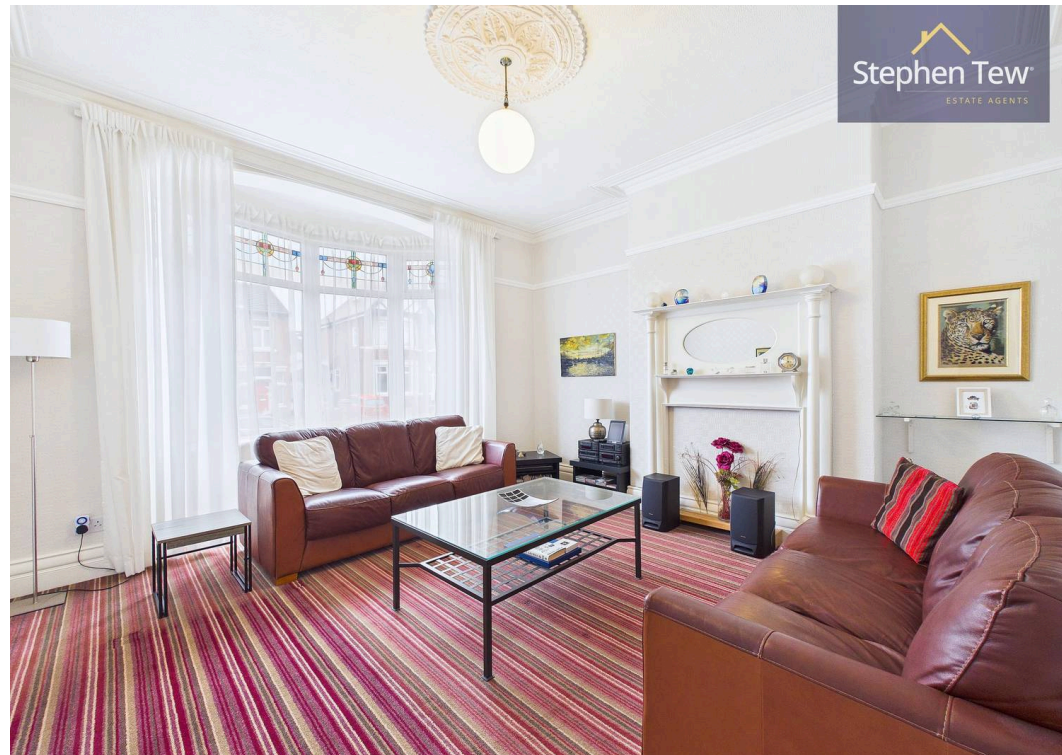
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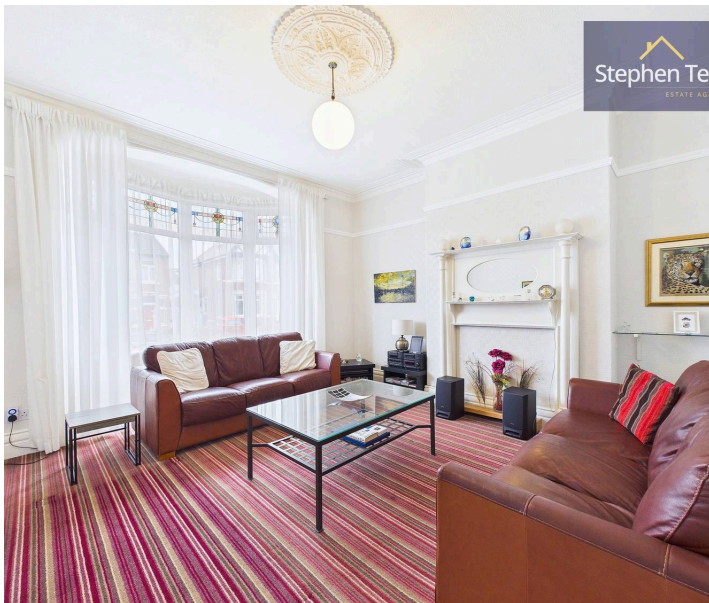


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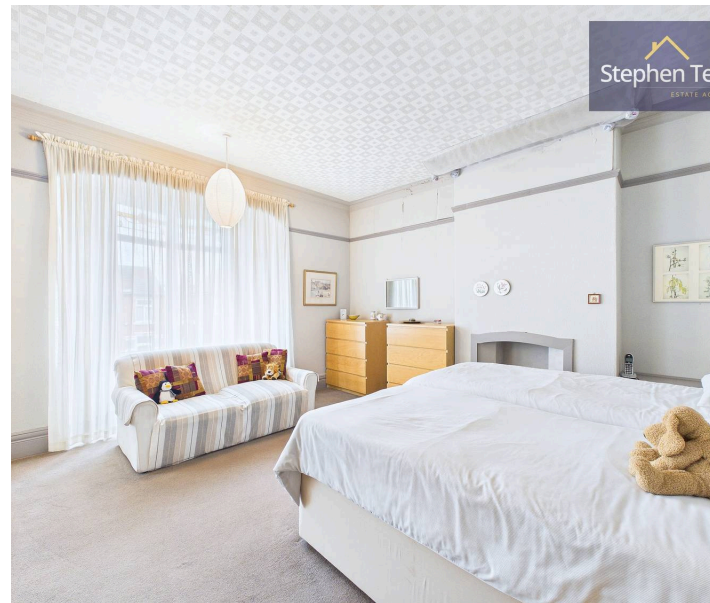
GARDEN

ON STREET

1 Parking Space



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Approximate total area<sup>(1)</sup>  
1326 ft<sup>2</sup>  
123.2 m<sup>2</sup>

Balconies and terraces  
143 ft<sup>2</sup>  
13.3 m<sup>2</sup>



(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<sup>(1)</sup>  
768 ft<sup>2</sup>  
71.3 m<sup>2</sup>

Balconies and terraces  
143 ft<sup>2</sup>  
13.3 m<sup>2</sup>



(1) Excluding balconies and terraces

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## Stephen Tew Estate Agents

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