




Stephen Tew
ESTATE AGENTS
FOR SALE
01253 401111 stephentew.co.uk

45 Kendal Avenue, Blackpool

Blackpool

Offers Over **£180,000**

45 Kendal Avenue

Blackpool, Blackpool

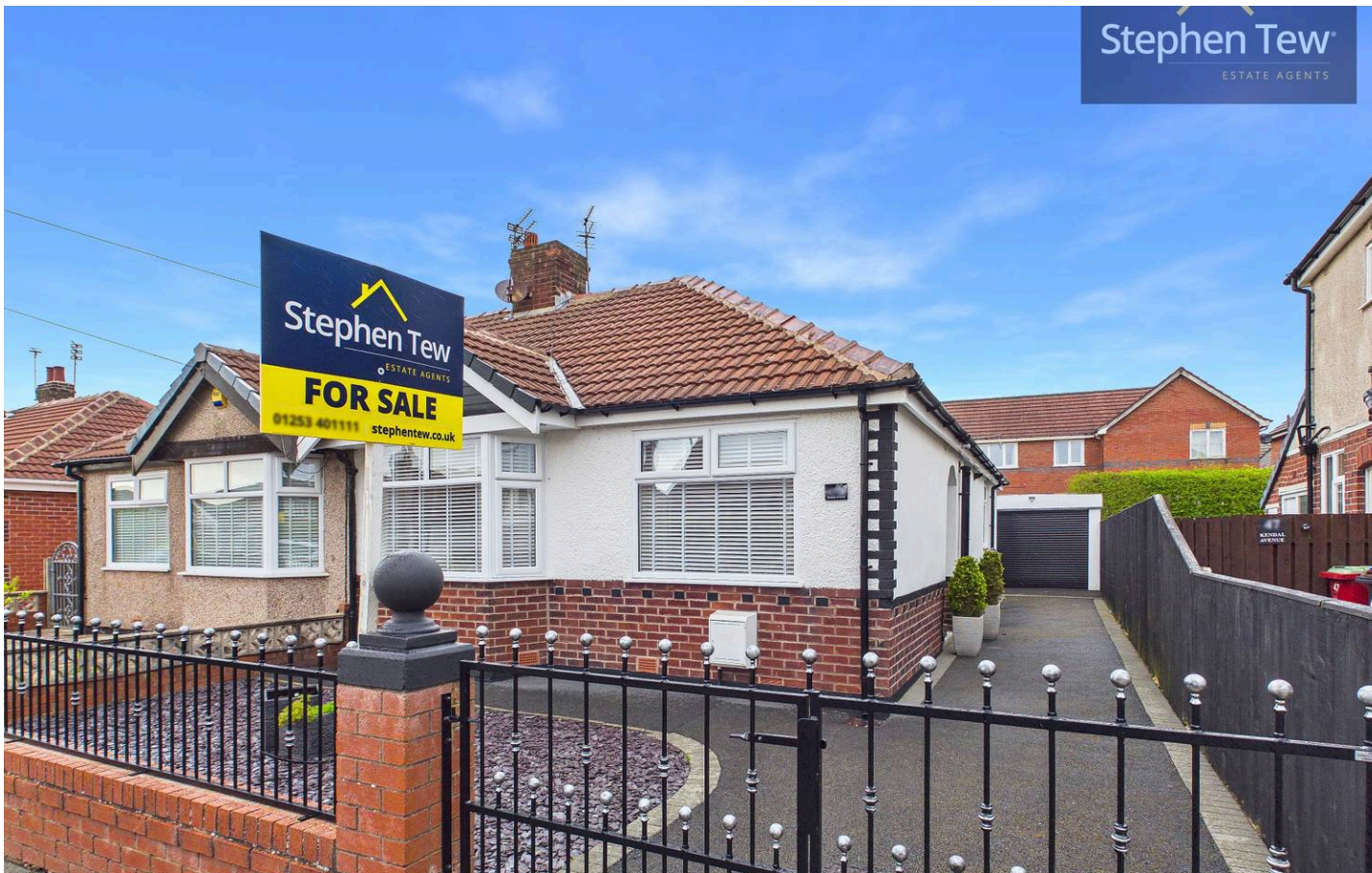
This beautifully presented two bedroom semi detached bungalow offers a superb opportunity to acquire a stylish and comfortable home in a highly desirable residential location. Upon entering the property, you are welcomed by a spacious hallway that leads through to the main living areas. The lounge is generously proportioned and thoughtfully decorated, providing a relaxing environment ideal for both every-day living and entertaining guests. The well-appointed dining kitchen features modern cabinetry, ample worktop space, and integrated appliances, making it a practical and attractive space for meal preparation and dining. Both bedrooms are well sized, with the principal bedroom offering plenty of room for freestanding furniture and the second bedroom providing flexible accommodation suitable for guests or a home office. The contemporary bathroom is fitted with a white suite and stylish tiling, combining functionality with a modern aesthetic. Additional features include a partially boarded loft space, which offers valuable extra storage, and a driveway providing convenient off-road parking. The property further benefits from a garage, which is ideal for secure vehicle storage or as a workshop. The central heating system is powered by a two year old boiler that was last serviced in February 2026 and is still under warranty for an additional three years, providing peace of mind and energy efficiency. This home is presented to a high standard throughout, with neutral décor and quality finishes that will appeal to a wide range of buyers. Its location in a sought-after area ensures easy access to local amenities, transport links, and reputable schools, making it an excellent choice for downsizers, couples, or small families. Early viewing is highly recommended to appreciate the quality and appeal of this delightful bungalow.

Council Tax band: C

Tenure: Freehold

- Beautifully presented Semi Detached Bungalow in a desirable residential location
- Hallway, Two Bedrooms, Bathroom, Dining Kitchen, Lounge
- North Facing Private Rear Garden with Terrace and Garage
- Driveway
- Partially Boarded Loft Space
- Boiler 2 Years Old, serviced in February 2026 and has 3 Years Remaining on the Warranty





Hallway
10' 4" x 2' 11" (3.15m x 0.88m)

Lounge
11' 0" x 15' 10" (3.35m x 4.82m)

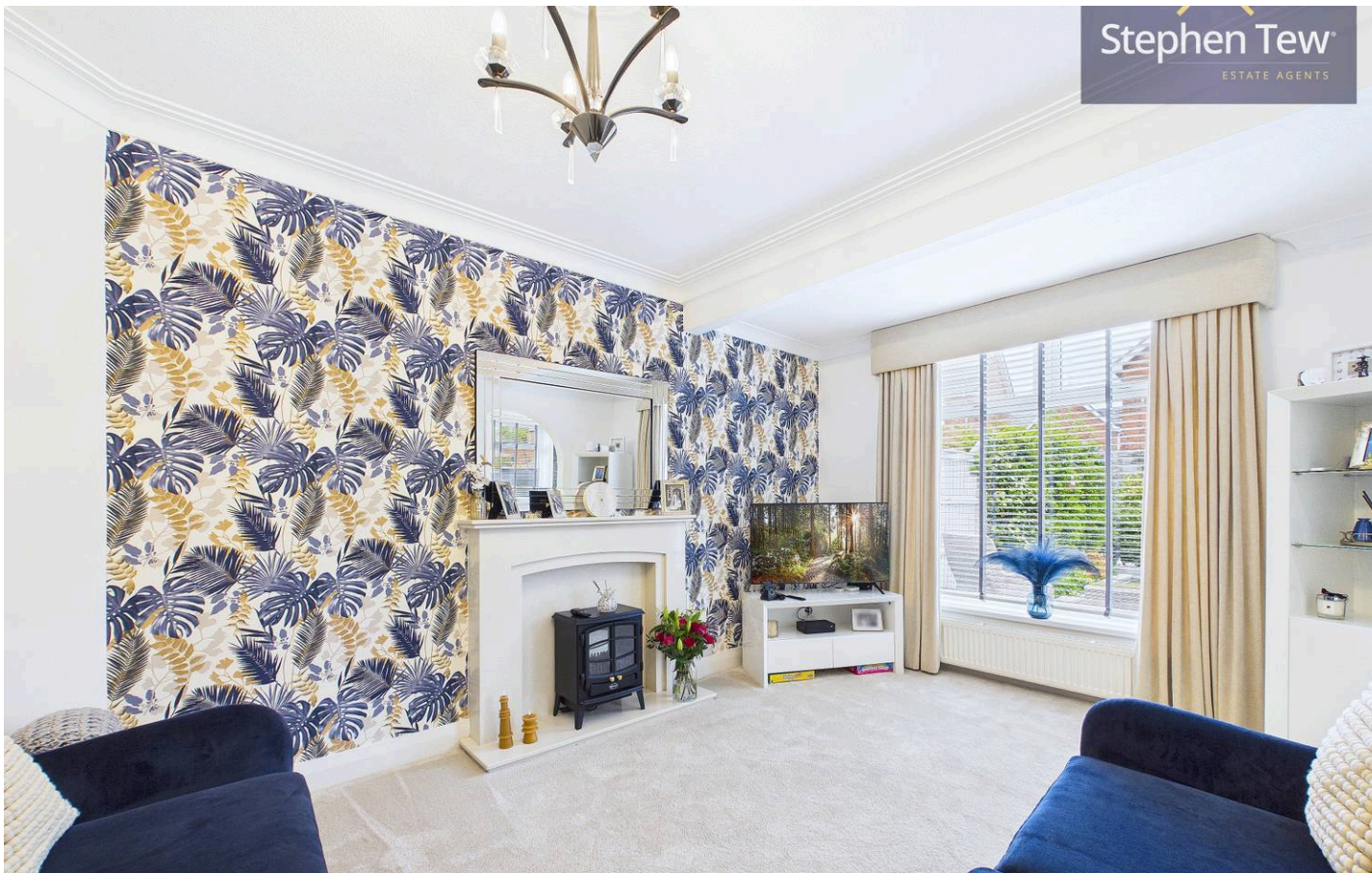
Dining Kitchen
8' 10" x 16' 6" (2.70m x 5.03m)

Bedroom 1
8' 9" x 13' 11" (2.66m x 4.25m)

Bedroom 2
8' 10" x 9' 3" (2.70m x 2.82m)

Bathroom
5' 4" x 6' 0" (1.62m x 1.83m)





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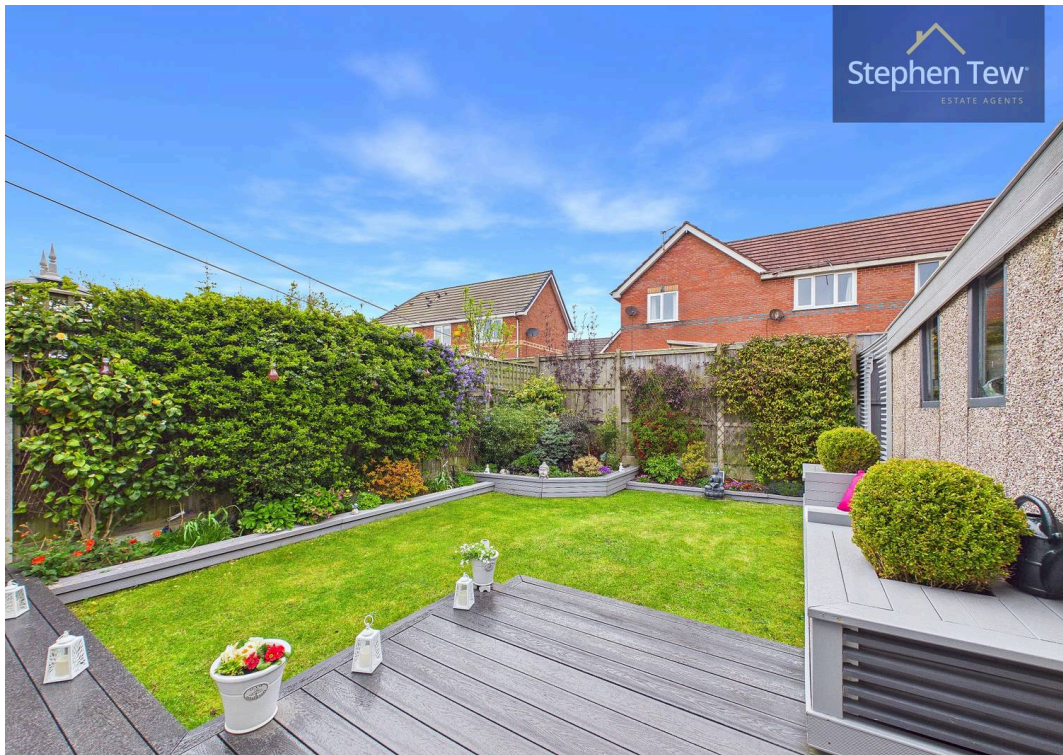
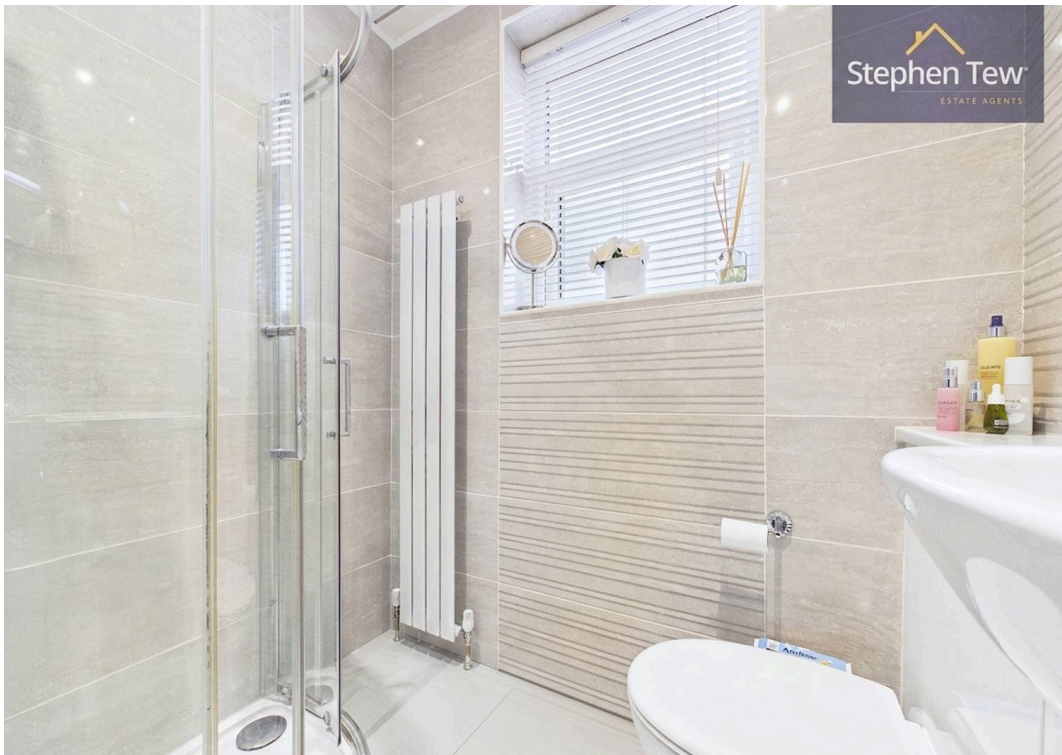
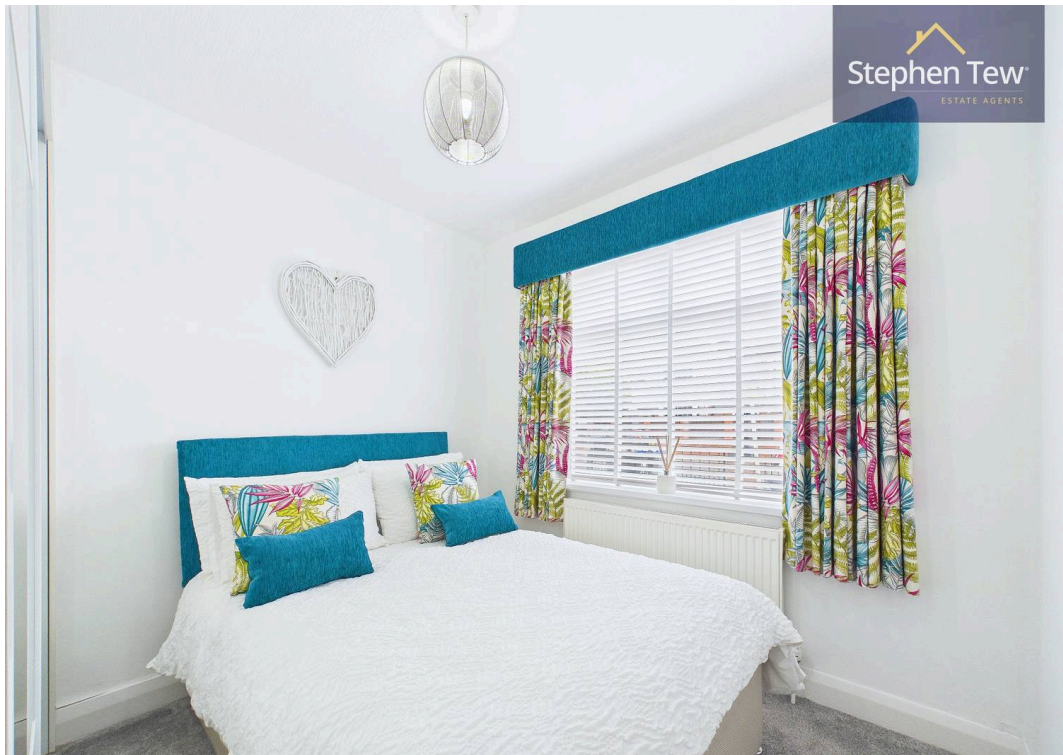
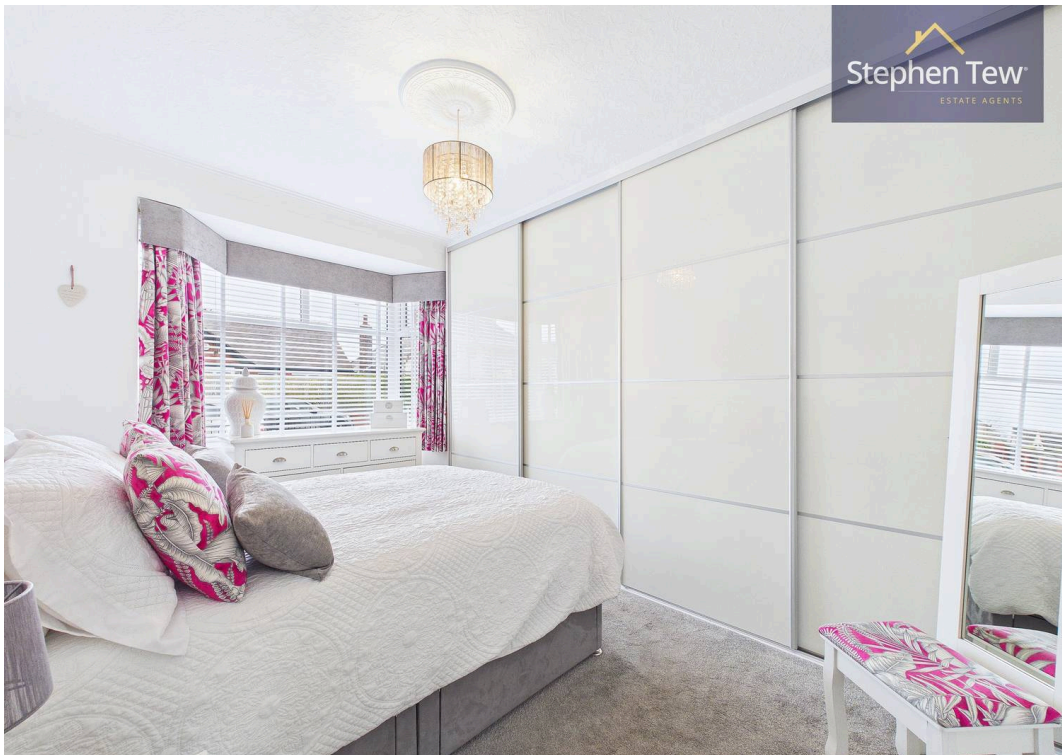
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REAR GARDEN

FRONT GARDEN

DRIVEWAY

1 Parking Space

GARAGE

Single Garage







Stephen Tew Estate Agents

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

01253 401111

info@stephentew.co.uk

www.stephentew.co.uk

