



  
**Stephen Teer**  
**FOR SALE**

22 Lunedale Avenue, Blackpool

Blackpool

Offers Over £125,000

## 22 Lunedale Avenue

Blackpool, Blackpool

This well-presented 2/3 bedroom mid-terraced house is located in a popular residential area, offering comfortable family living with a modern touch. The property welcomes you with an entrance hallway leading into a spacious lounge, which has been recently redecorated. The open plan dining kitchen is ideal for both family meals and entertaining guests, providing ample space and natural light. Upstairs, the landing leads to two generously sized bedrooms, both freshly decorated, and a contemporary family bathroom. The back bedroom features new stairs leading up to a versatile loft room, accessed via a fixed staircase, which offers additional space for a 3rd Bedroom, home office, playroom, or storage. The property benefits from gas central heating, powered by a reliable Glow Worm boiler that is only six years old, ensuring warmth and efficiency throughout the year.

The outside space is a particular highlight, with a large west-facing rear garden that enjoys afternoon and evening sun. This open garden provides plenty of room for outdoor activities, gardening, or simply relaxing with family and friends. The generous lawn area is perfect for children to play or for hosting summer barbeques, while mature shrubs and fencing offer privacy and a pleasant outlook. The garden's orientation ensures it is a sun trap in the warmer months, making it an ideal space for outdoor living. To the front of the property, there is a small low-maintenance area that enhances the property's kerb appeal. With its combination of indoor comfort and impressive outdoor space, this home is perfectly suited to families, first-time buyers, or anyone looking for a well-located property with room to grow. Early viewing is highly recommended to appreciate all that this charming house and its gardens have to offer.

Council Tax band: A

Tenure: Freehold

- Mid-Terraced House in a residential location
- Entrance Hallway, Lounge, Dining Kitchen
- Landing, 2 Bedrooms, Family Bathroom
- Loft/Bedroom with stairs to access
- Large West Facing Open Rear Garden
- Open Plan Living, New Stairs in Back Bedroom, Stairs and Landing. Lounge,





**Entrance Hallway**

11' 0" x 5' 8" (3.36m x 1.72m)

**Lounge**

13' 2" x 10' 2" (4.01m x 3.09m)

**Dining Kitchen**

13' 1" x 16' 1" (4.00m x 4.91m)

**Landing/Stairwell**

7' 2" x 2' 10" (2.19m x 0.86m)

Landing including the Stairwell which was previously Bedroom 3 before the loft conversion.

**Bedroom 1**

13' 10" x 10' 0" (4.22m x 3.04m)

**Bedroom 2**

13' 4" x 9' 3" (4.07m x 2.83m)

**Bathroom**

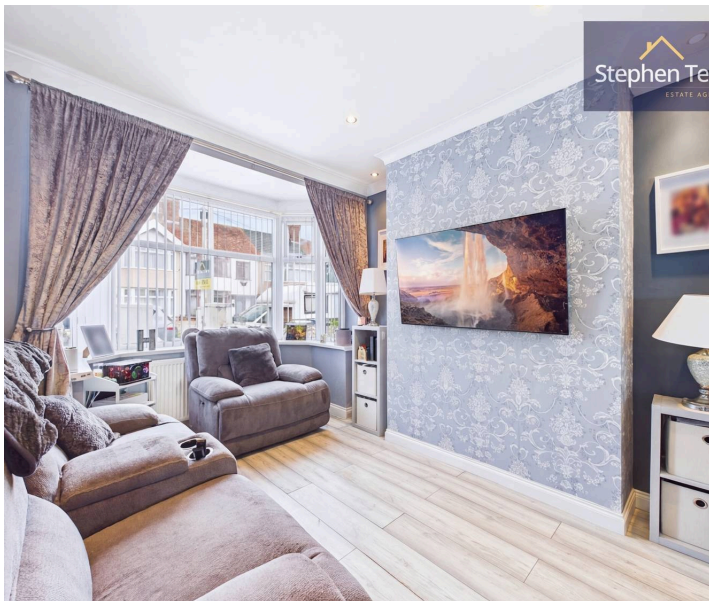
7' 7" x 6' 6" (2.30m x 1.98m)

**Former Bedroom 3/Hallway**

6' 5" x 6' 0" (1.96m x 1.82m)

**Loft/Bedroom 3**

8' 2" x 14' 10" (2.48m x 4.51m)





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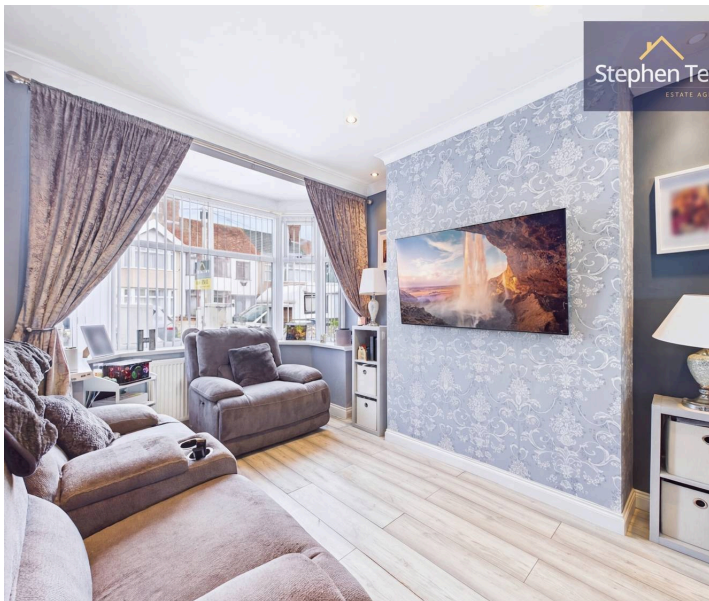
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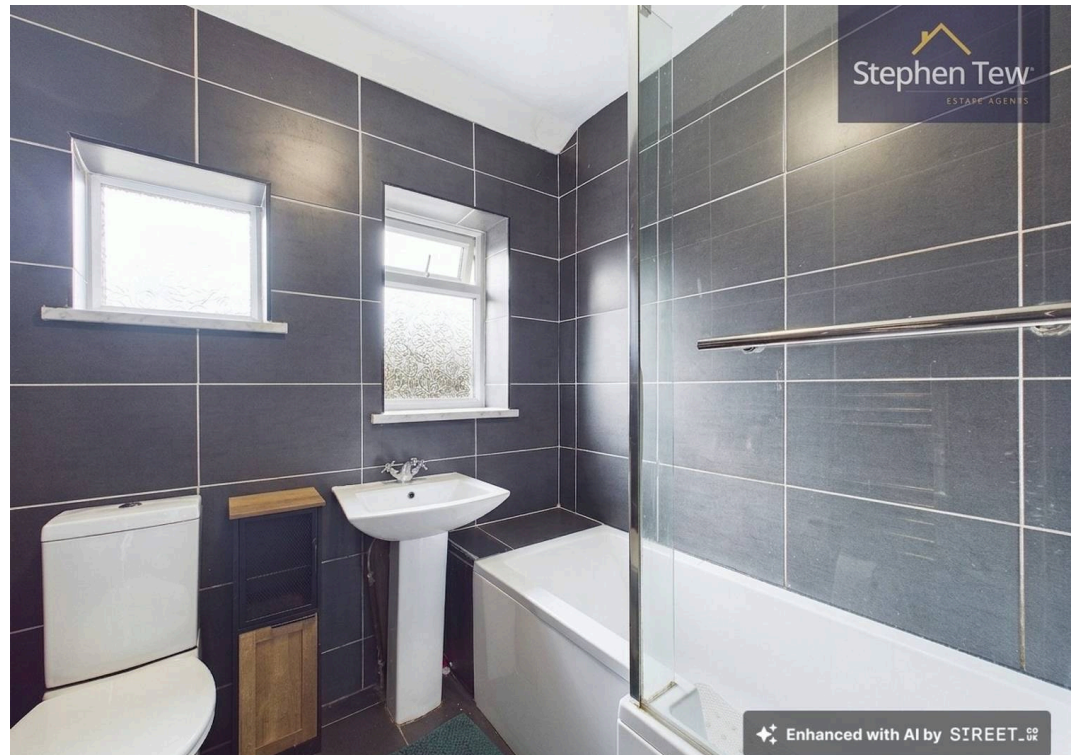
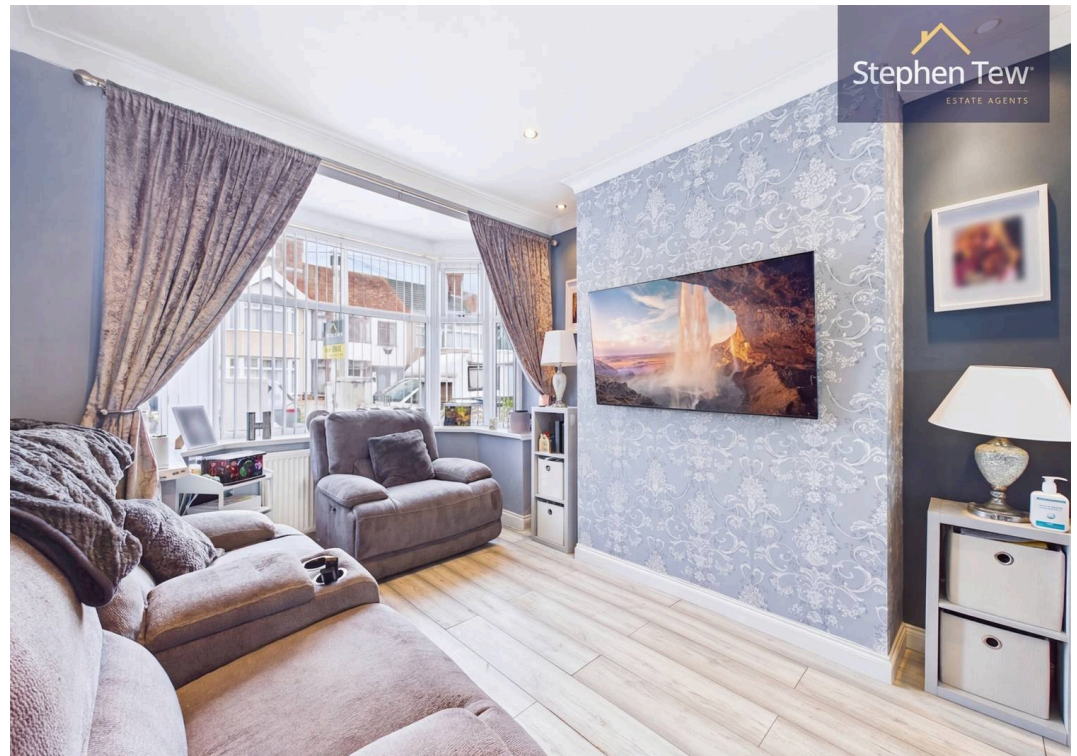
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ESTATE AGENTS

REAR GARDEN

ON STREET

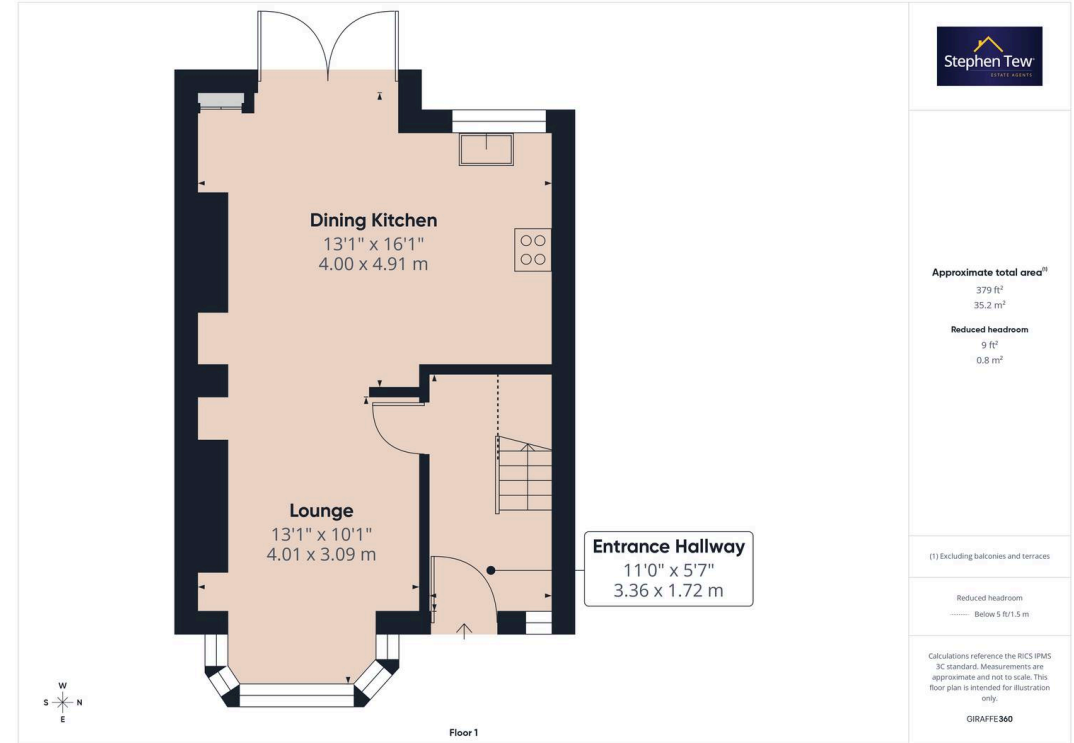
1 Parking Space



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## Stephen Tew Estate Agents

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