



32 Sawley Avenue, Blackpool

Blackpool

Offers Over **£160,000**

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This beautifully presented and extended three bedroom mid-terraced house offers an exceptional opportunity to secure a spacious and stylish home in a highly sought after location. Upon entering, you are welcomed by a practical entrance vestibule that leads into a bright and inviting hallway, setting the tone for the rest of the property. The lounge is tastefully decorated, providing a comfortable and relaxing space ideal for unwinding or entertaining guests. The dining kitchen has been thoughtfully designed to combine functionality with modern aesthetics, offering ample room for family dining and culinary activities, as well as generous storage and worktop space. Upstairs, the landing connects to three well-proportioned bedrooms, each benefitting from natural light and neutral finishes, creating versatile spaces suitable for family members, guests, or a home office. The family bathroom is appointed with contemporary fixtures and fittings, providing a tranquil environment for daily routines. The property is freehold, ensuring peace of mind for prospective buyers. Throughout, the home has been maintained to a high standard, with attention to detail evident in every room. Modern flooring, quality doors and tasteful décor contribute to the welcoming atmosphere, making this property move-in ready. Located in a desirable area, the house benefits from proximity to reputable schools, local amenities and excellent transport links, making it an ideal choice for families, professionals or anyone seeking convenience and community. The extended layout maximises the available space, offering flexibility to suit a variety of lifestyles and requirements. Whether you are looking to upsize, downsize or take your first step onto the property ladder, this impressive mid-terraced house provides a rare blend of character, comfort and practicality. Viewing is highly recommended to fully appreciate the quality and potential of this delightful home.

Council Tax band: B

Tenure: Freehold

- Tastefully Presented & Extended Mid Terrace House situated in a sought after location
- Entrance Vestibule, Hallway, Lounge, Extended Fitted Dining Kitchen
- 3 Bedrooms, Stylish Family Bathroom
- North Facing Private Rear Garden with Terrace
- Freehold





Entrance Vestibule

2' 2" x 5' 7" (0.66m x 1.70m)

Hallway

14' 2" x 6' 2" (4.33m x 1.87m)

Lounge

26' 0" x 10' 6" (7.92m x 3.20m)

Dining Kitchen

18' 4" x 17' 5" (5.58m x 5.30m)

Landing

8' 3" x 2' 9" (2.52m x 0.84m)

Bedroom 1

12' 6" x 10' 3" (3.81m x 3.12m)

Bedroom 2

10' 10" x 11' 2" (3.30m x 3.40m)

Bedroom 3

6' 10" x 5' 11" (2.09m x 1.81m)

Bathroom

8' 1" x 5' 5" (2.46m x 1.66m)





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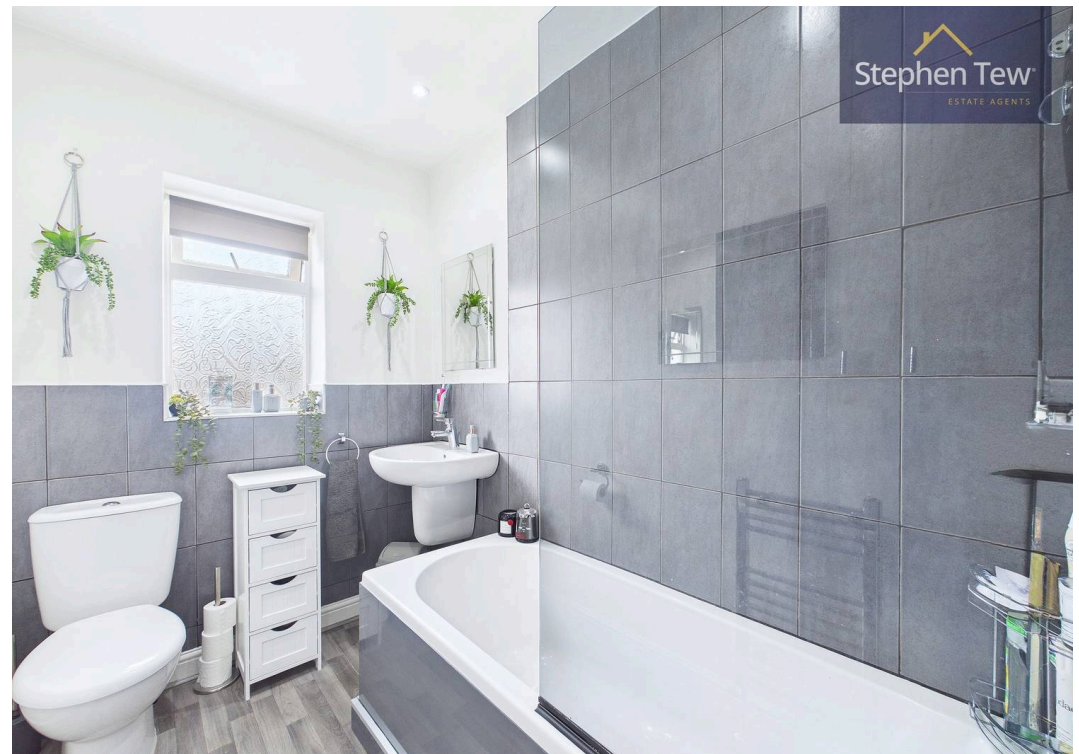
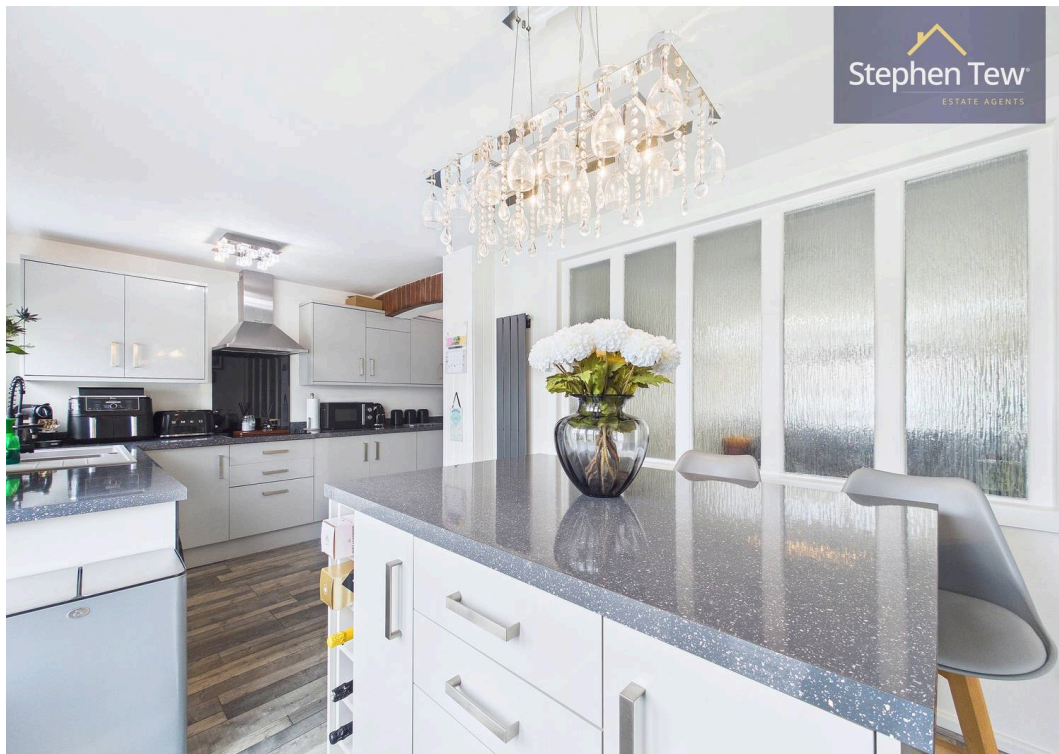
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REAR GARDEN

ON STREET

1 Parking Space





Floor 1



Floor 2



Approximate total area⁽¹⁾

979 ft²
90.9 m²

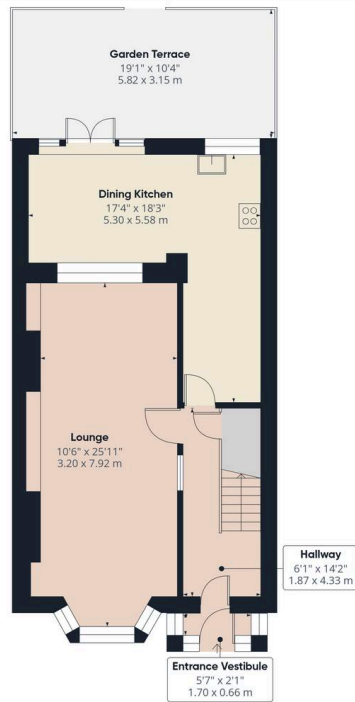
Balconies and terraces

196 ft²
18.2 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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Floor 1



Approximate total area⁽¹⁾

590 ft²
54.8 m²

Balconies and terraces

196 ft²
18.2 m²

(1) Excluding balconies and terraces

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