



**50 Birchway Avenue, Blackpool**

Blackpool

Offers Over **£175,000**

# 50 Birchway Avenue

Blackpool, Blackpool

This beautifully presented three-bedroom semi-detached house is situated in a highly desirable location, offering an ideal setting for families and professionals alike. The property welcomes you with a spacious entrance hallway that leads into a bright and inviting lounge, perfect for relaxing or entertaining guests. To the rear, the contemporary dining kitchen and living room provide a versatile open-plan space, recently renovated to a high standard and featuring modern cabinetry, integrated appliances, and ample room for dining. Upstairs, the landing gives access to three well-proportioned bedrooms, each thoughtfully designed to maximise comfort and natural light. The stylish family bathroom has also been fully renovated, featuring quality fixtures and fittings. The property benefits from double glazed windows with eight years of warranty remaining, a comprehensive kitchen and bathroom renovation including updated plumbing, a full electrical rewire, and cavity wall insulation, ensuring both comfort and energy efficiency throughout. Offered as a freehold, this home is ready to move into with minimal work required.

Outside, this property boasts a generous south-west facing private rear garden, providing an excellent space for outdoor living and entertaining. The garden is mainly laid to lawn, bordered by mature shrubs and fencing for privacy, and receives plenty of afternoon and evening sun, making it perfect for summer barbeques or family gatherings. There is ample space for children to play or for keen gardeners to create their own outdoor haven. The quiet residential setting ensures a peaceful environment, while local amenities, reputable schools, and transport links are all within easy reach. This semi-detached house combines stylish interiors with attractive outside space, making it a fantastic opportunity for buyers seeking a comfortable and conveniently located family home. Early viewing is highly recommended to fully appreciate all that this property has to offer.

Council Tax band: B

Tenure: Freehold

- Beautifully presented Semi Detached House in a desirable location
- Entrance Hallway, Lounge, Feature Open plan Living / Dining Kitchen
- 3 Bedrooms, Stylish Family Bathroom
- South West Facing Private Rear Garden





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**Entrance Hallway**  
12' 6" x 5' 10" (3.81m x 1.77m)

**Lounge**  
14' 4" x 12' 10" (4.37m x 3.92m)

**Dining Kitchen/Living Room**  
25' 0" x 17' 5" (7.61m x 5.30m)

**Landing**  
11' 6" x 2' 7" (3.51m x 0.79m)

**Bedroom 1**  
15' 9" x 13' 0" (4.81m x 3.95m)

**Bedroom 2**  
13' 1" x 12' 0" (3.99m x 3.65m)

**Bedroom 3**  
7' 7" x 5' 10" (2.30m x 1.78m)

**Bathroom**  
9' 9" x 6' 10" (2.96m x 2.09m)



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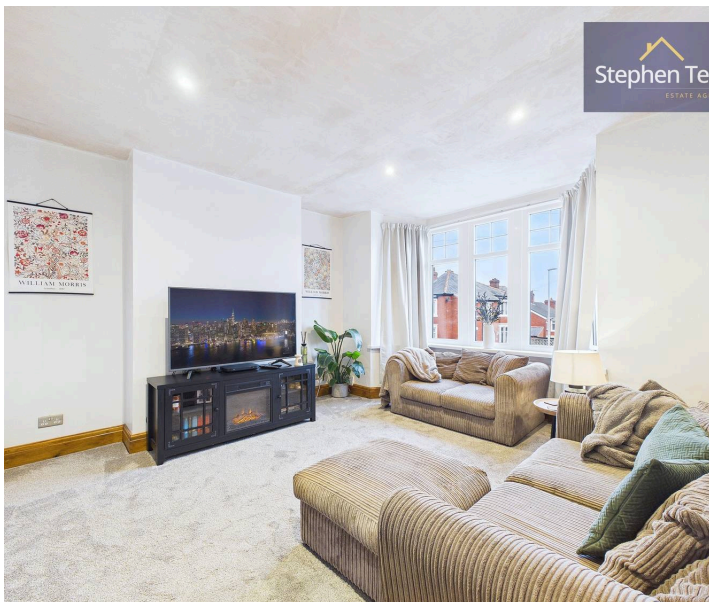
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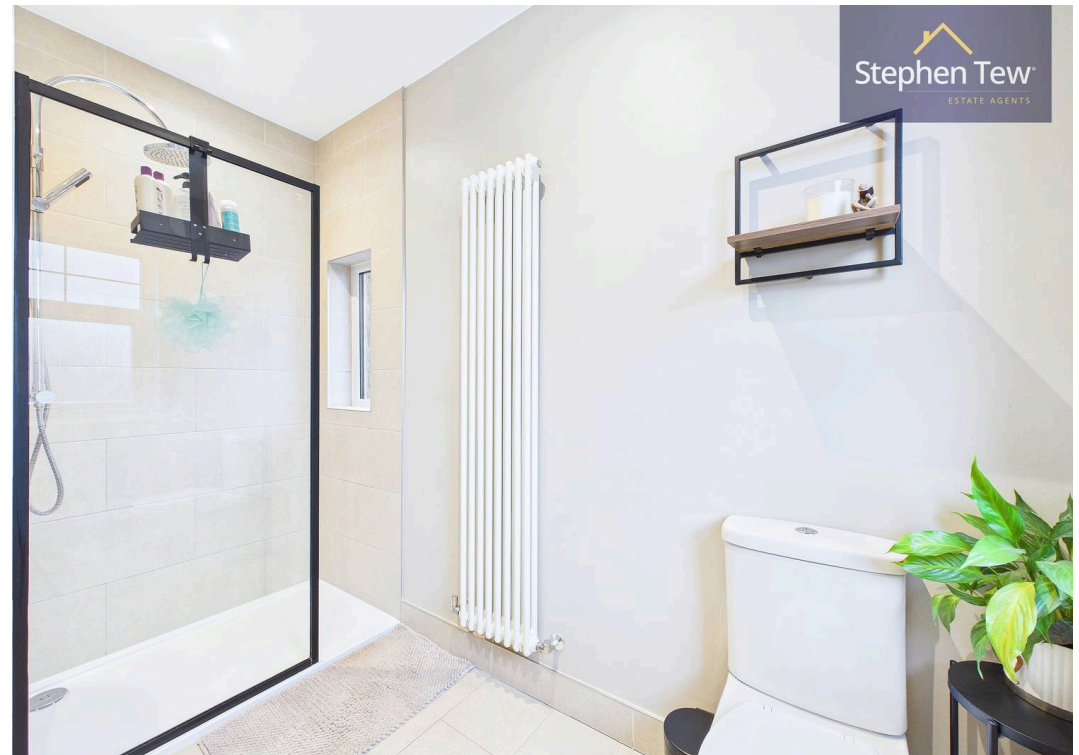
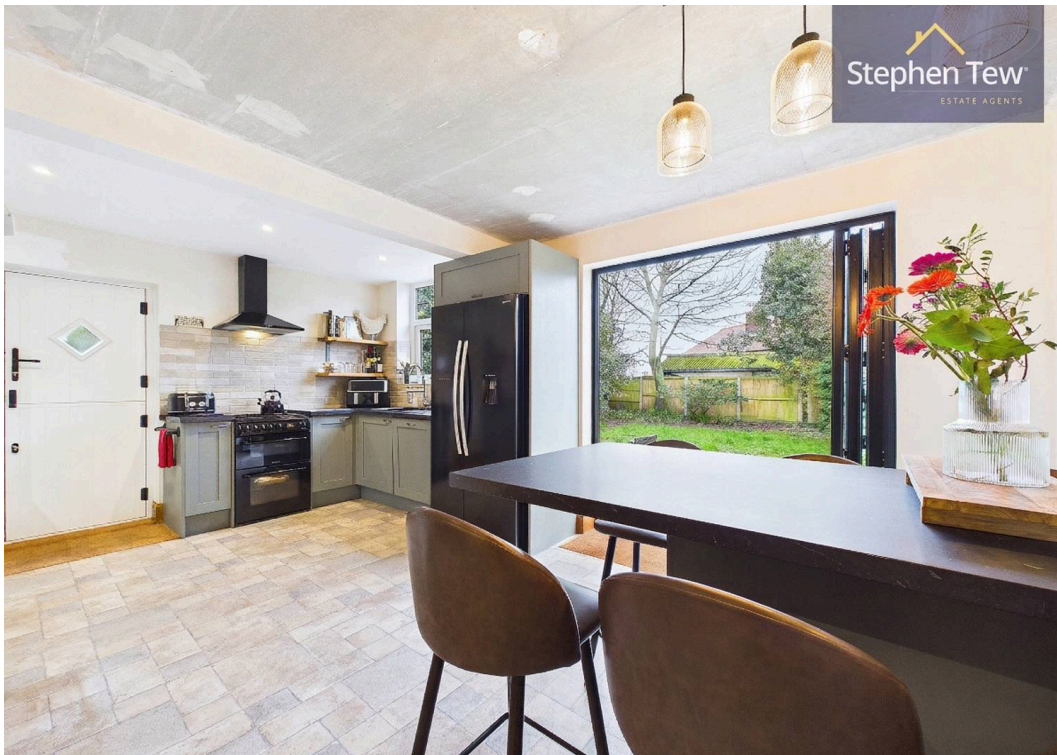
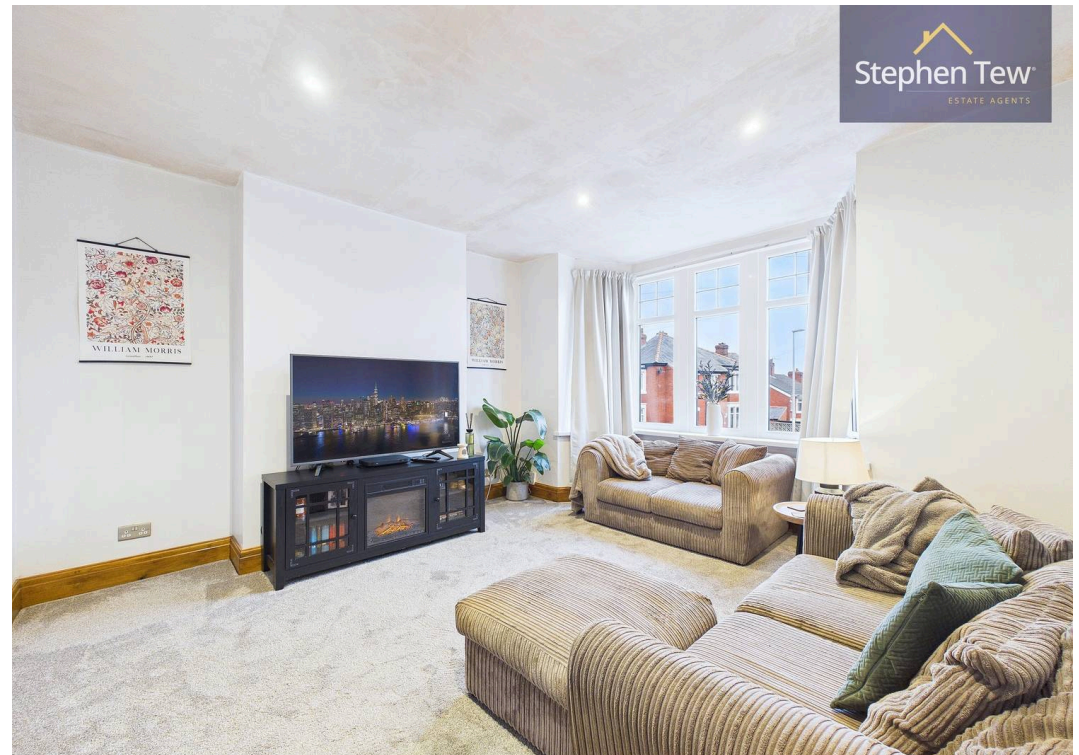
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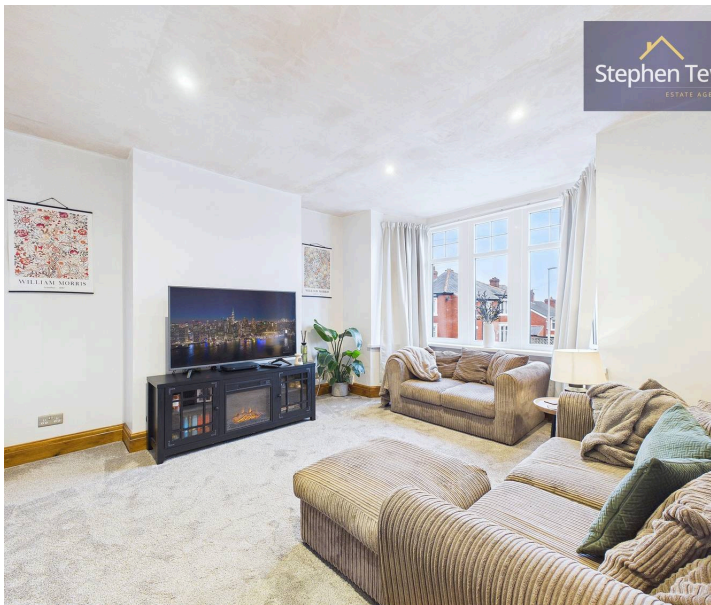




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REAR GARDEN

ON STREET



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## Stephen Tew Estate Agents

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

01253 401111

[info@stephentew.co.uk](mailto:info@stephentew.co.uk)

[www.stephentew.co.uk](http://www.stephentew.co.uk)

