

**66 Southbank Avenue, Blackpool**

Blackpool

Offers Over **£80,000**

# 66 Southbank Avenue

Blackpool, Blackpool

This well-presented three bedroom mid-terraced house is situated in a popular residential location, offering an excellent opportunity for families, first-time buyers or investors. Upon entering, you are greeted by a welcoming entrance hallway that leads through to a spacious lounge, providing a comfortable setting for relaxation. The separate dining room offers ample space for entertaining guests or enjoying family meals. The kitchen is fitted with a range of units and offers direct access to the rear garden, while the downstairs bathroom is conveniently located for ease of use. Upstairs, the landing leads to three well-proportioned bedrooms, each providing plenty of natural light and versatile accommodation. A particular feature of this home is the fully boarded loft space, accessed via a pull-down ladder, which presents valuable additional storage or potential for further development (subject to the necessary consents). The property benefits from a full pitched roof replacement, adding to its structural integrity and peace of mind for future owners. Offered with no onward chain, this house is ready for immediate occupation and provides a blank canvas for personalisation.

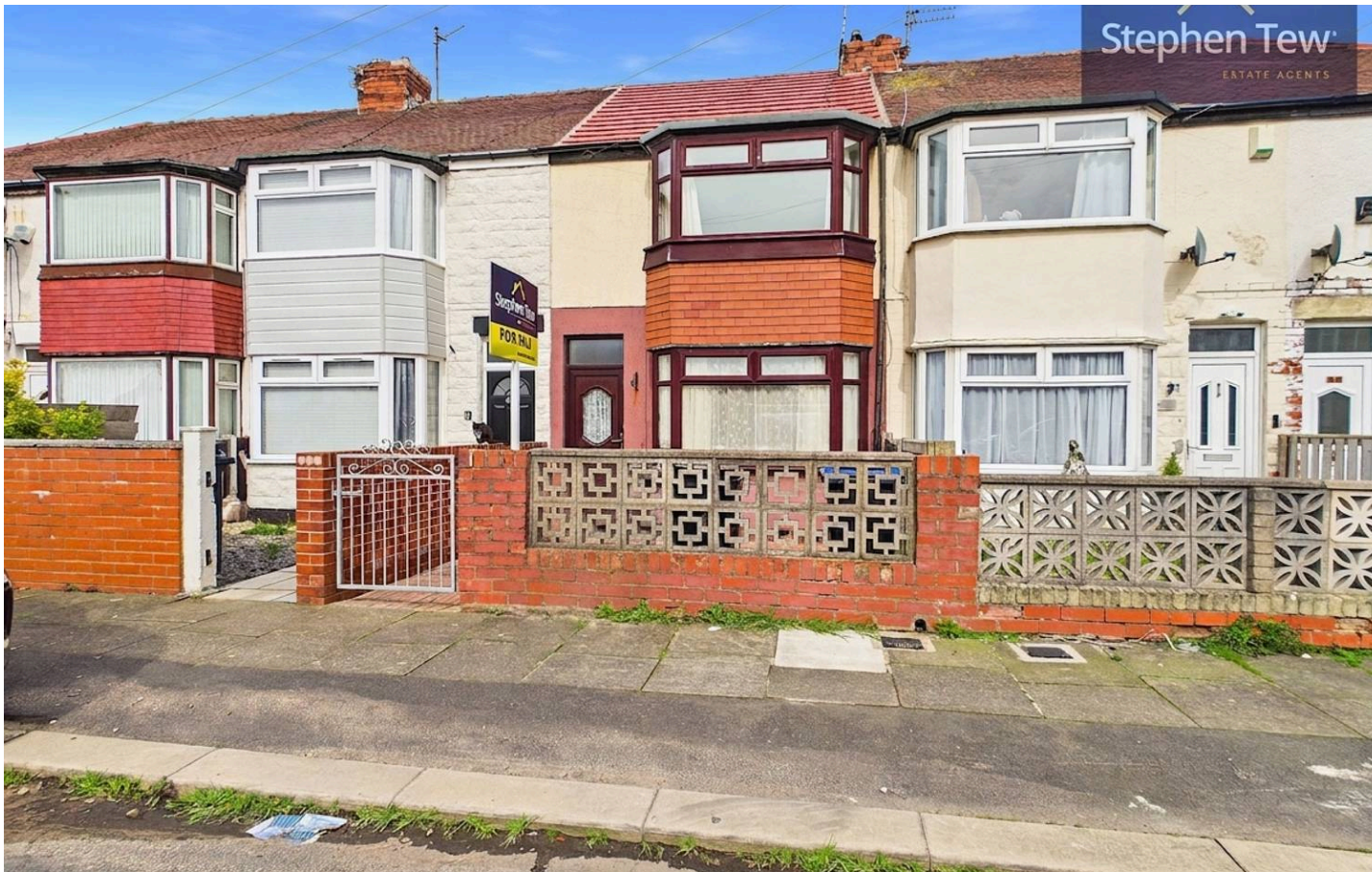
The outside space complements the interior perfectly. The north east facing rear garden enjoys morning sunshine and provides a pleasant outlook, ideal for relaxing or alfresco dining. The garden is mainly laid to lawn with established borders, offering space for children to play or for keen gardeners to create their own outdoor haven. There is potential for landscaping or the addition of a patio area (subject to the usual permissions), allowing buyers to make the most of the outdoor environment. The rear garden is enclosed by fencing, ensuring privacy and security, while a gated access provides practical entry to the rear of the property. To the front, the property is set back from the road, with a small garden area that enhances its kerb appeal. This home is conveniently located within easy reach of local amenities, schools and transport links, making it an attractive choice for a wide range of buyers. Early viewing is highly recommended to appreciate the space, condition and potential that this property has to offer.

Council Tax band: A

Tenure: Freehold

- Mid-Terraced House in a residential location





**Entrance Hallway**  
3' 10" x 3' 1" (1.18m x 0.95m)

**Lounge**  
13' 7" x 10' 7" (4.15m x 3.22m)

**Dining Room**  
9' 5" x 13' 5" (2.88m x 4.09m)

**Kitchen**  
9' 10" x 6' 10" (2.99m x 2.09m)

**Bathroom**  
8' 11" x 5' 6" (2.72m x 1.68m)

**Landing**  
3' 3" x 4' 0" (0.98m x 1.21m)

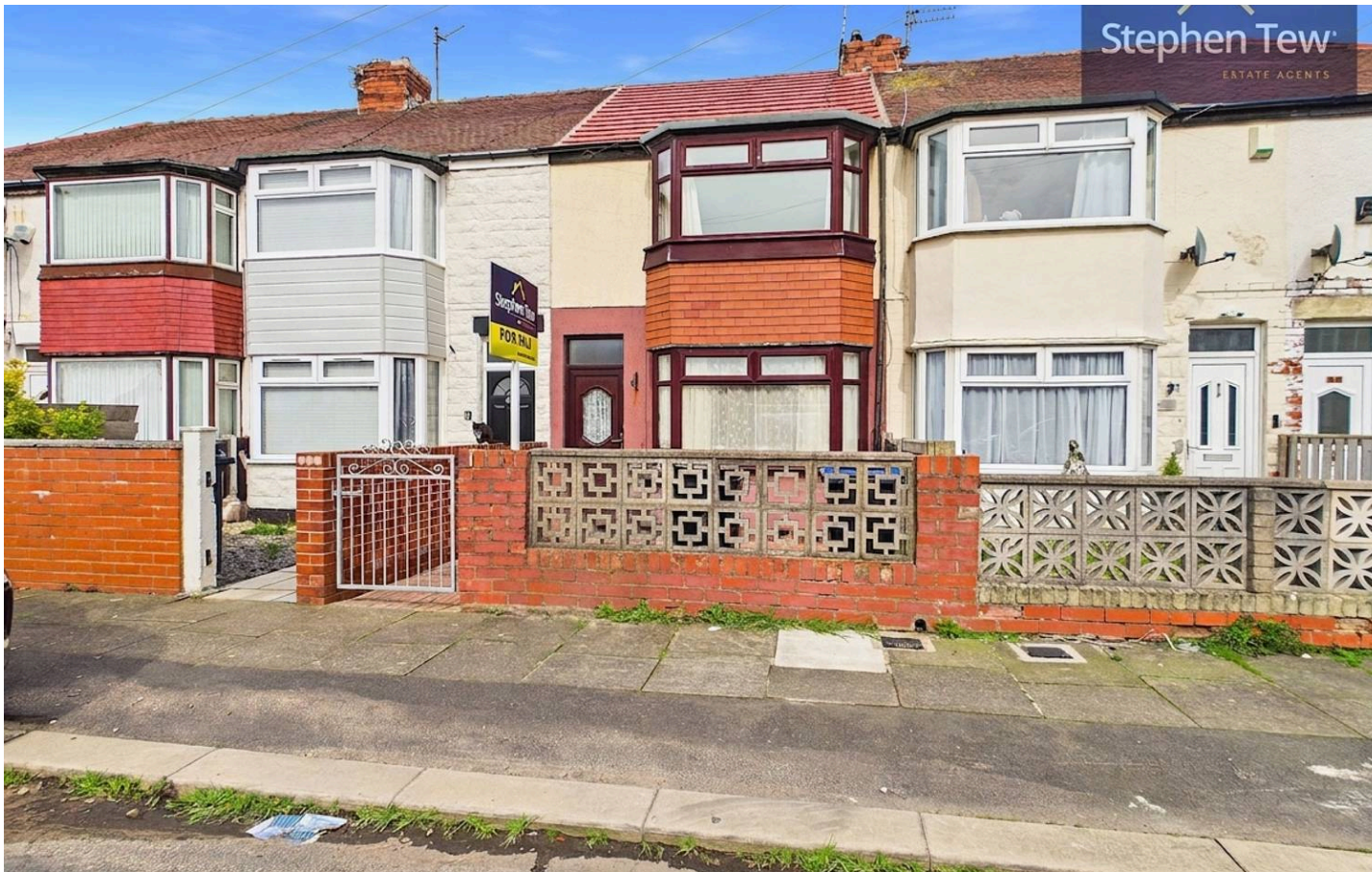
**Bedroom 1**  
14' 4" x 13' 6" (4.36m x 4.11m)

**Bedroom 2**  
9' 6" x 6' 8" (2.89m x 2.03m)

**Bedroom 3**  
6' 9" x 6' 6" (2.05m x 1.99m)

**Loft**  
17' 5" x 13' 8" (5.32m x 4.16m)





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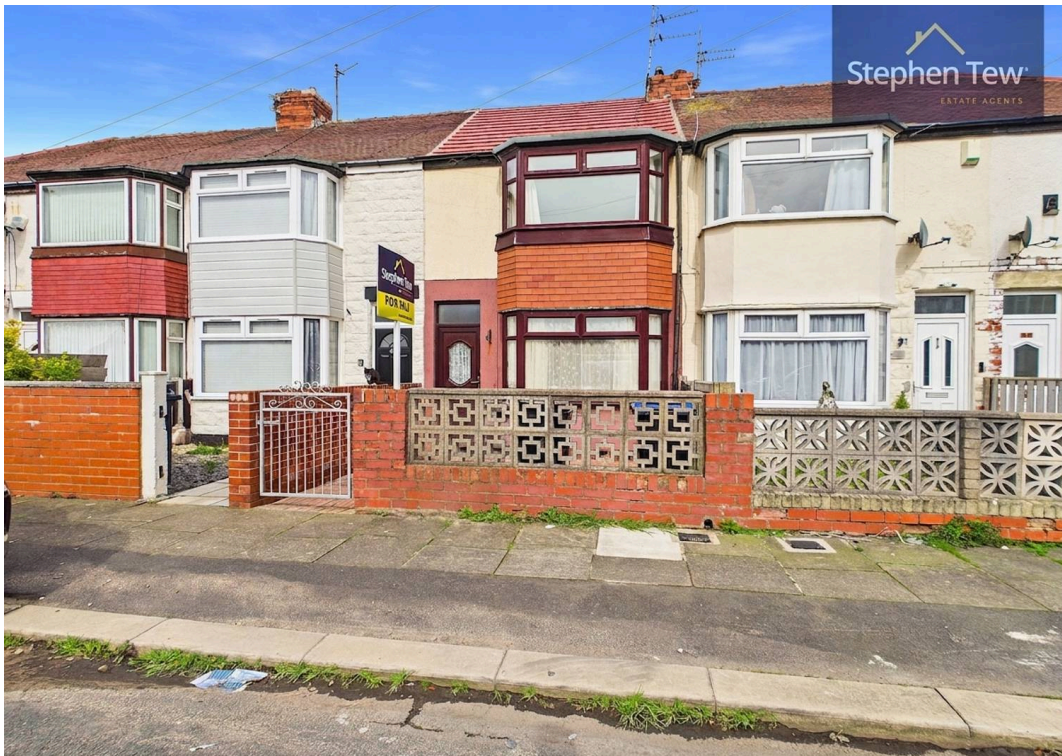
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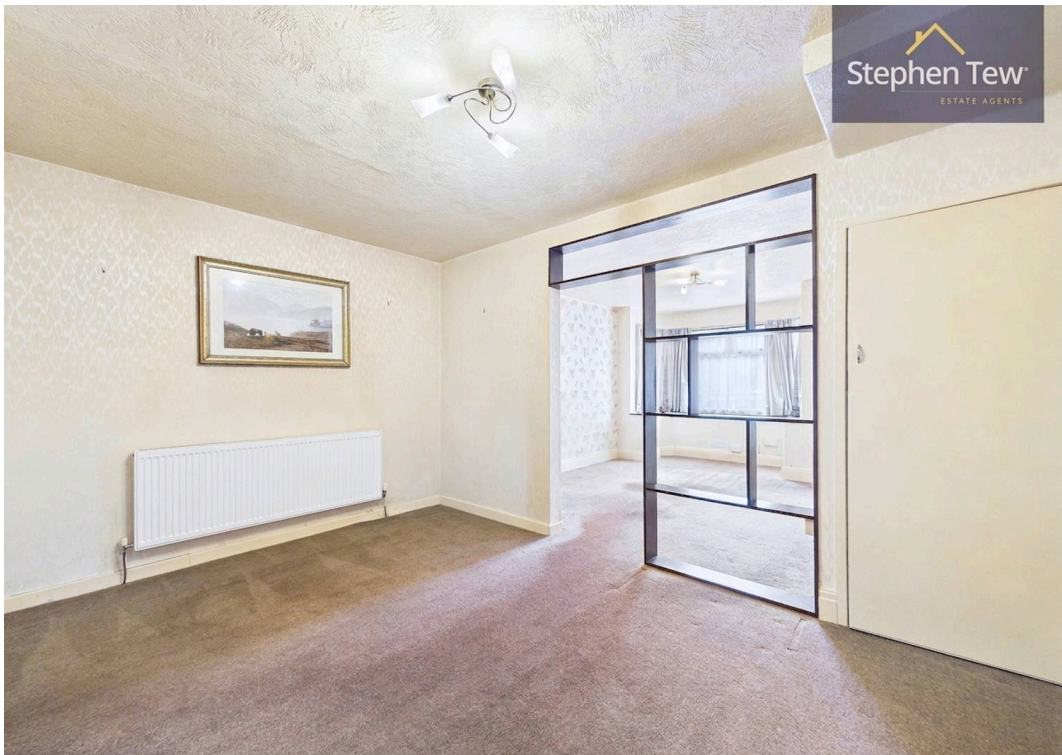




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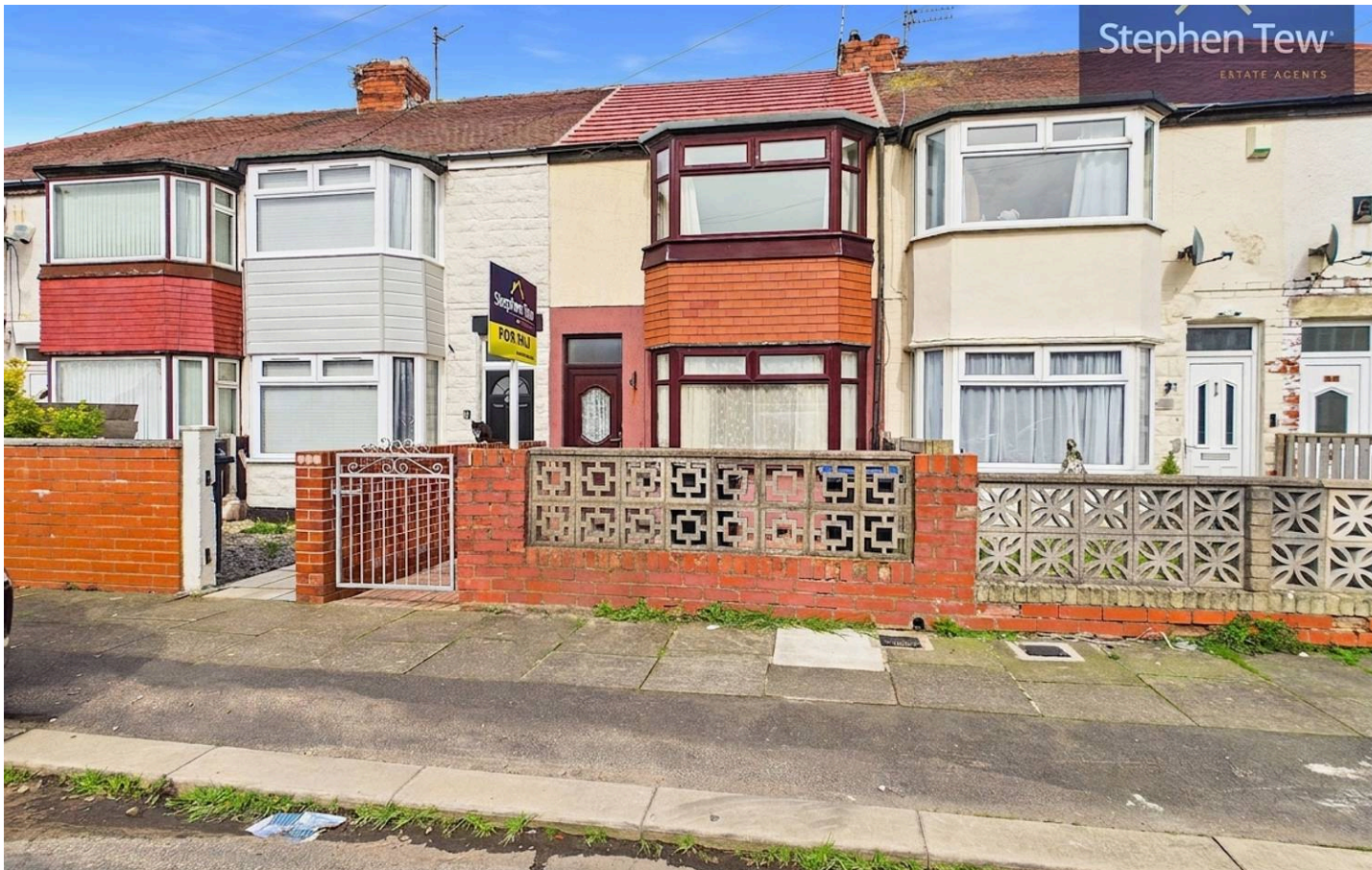
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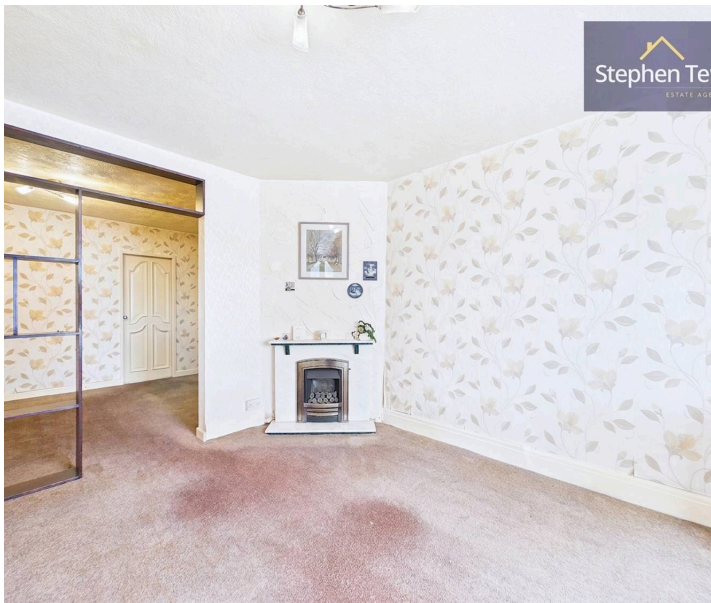
**REAR GARDEN**

**PERMIT**

1 Parking Space

**ON STREET**

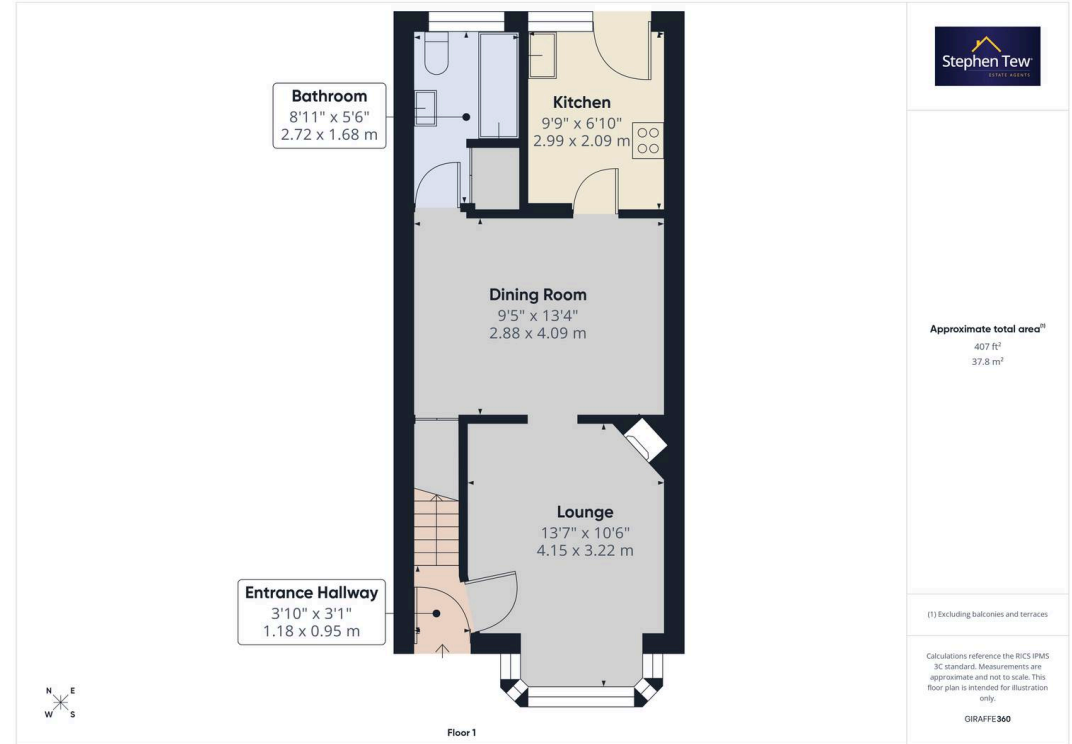
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## Stephen Tew Estate Agents

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)

