



40 Harrington Avenue, Blackpool

Blackpool

Offers Over **£250,000**

40 Harrington Avenue

Blackpool, Blackpool

This well presented semi detached house is positioned in one of the most sought after locations in FY4, offering a perfect blend of modern living and classic charm. Upon entering, you are greeted by an entrance vestibule leading to a welcoming hallway with solid oak flooring, which continues throughout much of the ground floor. The lounge features a striking wood burning stove, creating a cosy focal point for relaxing evenings. The living room seamlessly opens into a dining area, which is in turn open plan to the modern fitted kitchen, making this space ideal for both family life and entertaining guests. Upstairs, there are three bedrooms, each benefiting from fitted wardrobes to maximise storage. The stylish bathroom is fitted with contemporary fixtures and enjoys the luxury of underfloor heating, ensuring comfort throughout the year. The property is equipped with gas central heating and uPVC double glazing, offering energy efficiency and peace of mind. Additional storage is provided by a part boarded loft, accessed via a convenient pulldown ladder and fitted with lighting. To the front, a driveway leads to a garage, providing ample off road parking.

The outside space is equally impressive, with an enclosed west facing landscaped garden to the rear. This private garden enjoys plenty of afternoon and evening sun, making it the perfect setting for outdoor dining or relaxing after a busy day. The patio area is ideal for al fresco entertaining, while the artificial turf provides a low maintenance and attractive lawn all year round. The garden is bordered by well maintained fencing, offering both security and privacy for families and pets. The driveway to the front of the property allows for multiple vehicles to be parked off road, leading to a detached garage that offers further parking or valuable storage space. This property combines stylish interiors with practical and attractive outdoor areas, making it an excellent choice for families and professionals alike who are seeking a home in a desirable location.





Entrance Vestibule

6' 5" x 1' 5" (1.95m x 0.44m)

Hallway

14' 2" x 6' 4" (4.31m x 1.93m)

Lounge

14' 3" x 12' 0" (4.34m x 3.67m)

Living Room

15' 1" x 11' 7" (4.60m x 3.53m)

Kitchen

22' 0" x 6' 1" (6.70m x 1.85m)

Landing

7' 6" x 3' 0" (2.28m x 0.92m)

Bedroom 1

14' 4" x 11' 1" (4.37m x 3.39m)

Bedroom 2

14' 2" x 11' 5" (4.32m x 3.47m)

Bedroom 3

8' 7" x 7' 5" (2.62m x 2.27m)

Bathroom

8' 7" x 7' 3" (2.61m x 2.21m)





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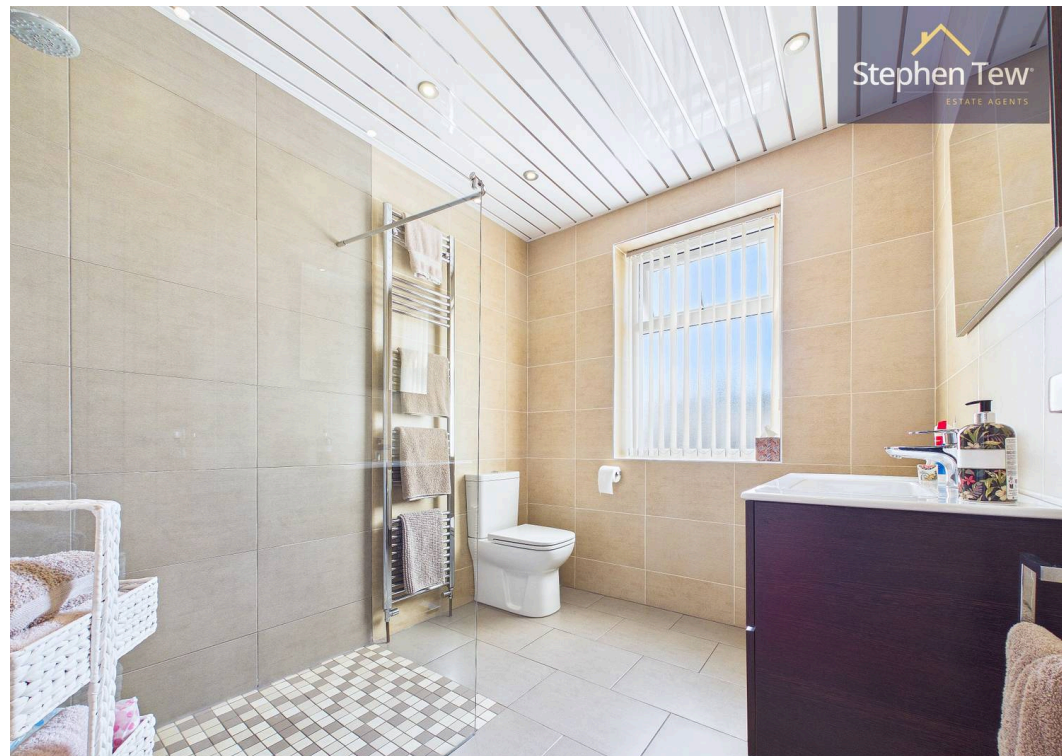
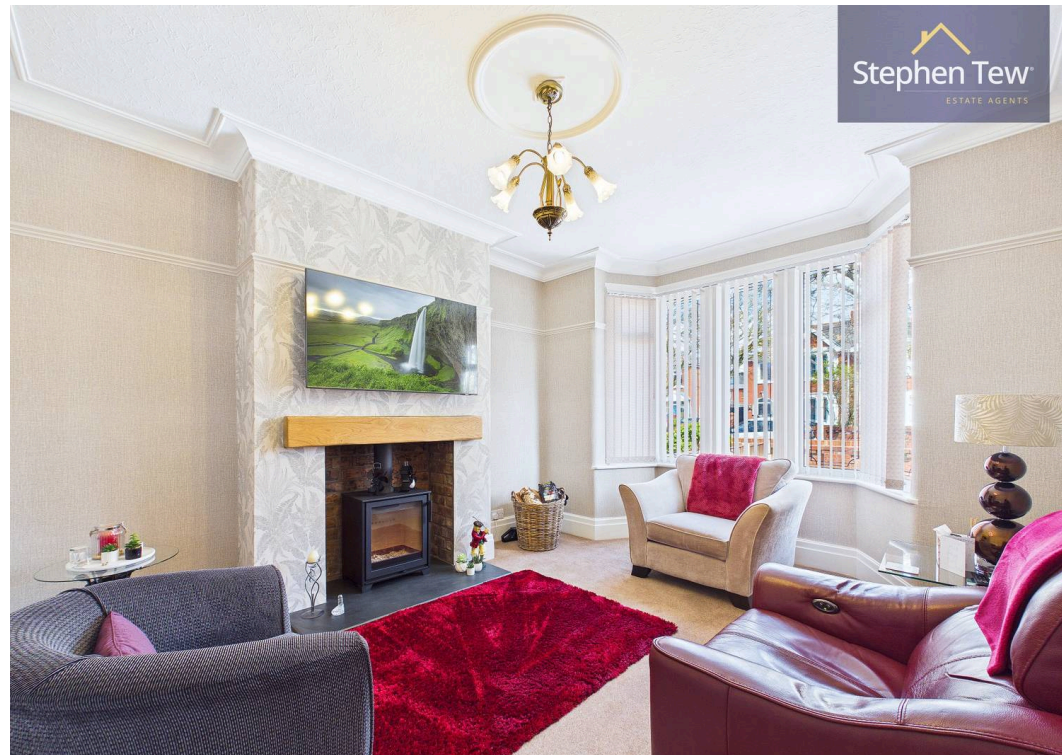
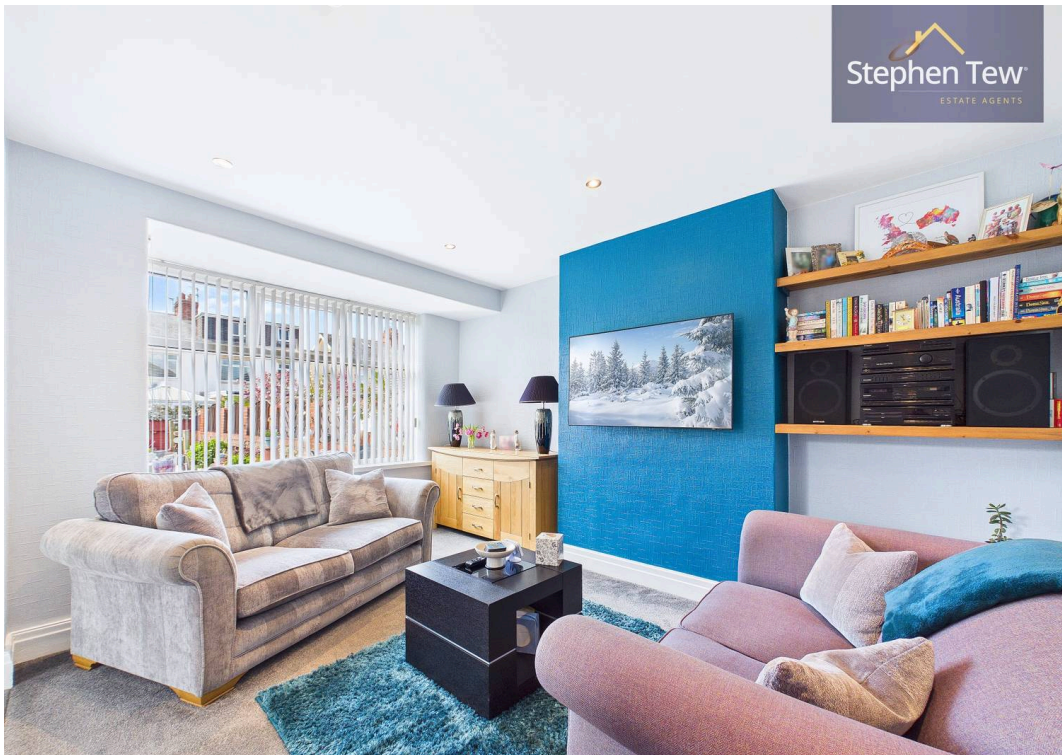
- Well Presented Semi Detached House situated in one of the most sought after locations in FY4
- Entrance Vestibule, Hallway with sold oak flooring, Lounge with feature wood burning stove
- Living Room with opening into Dining Area open plan to Fitted Kitchen
- 3 Bedrooms with Fitted wardrobes
- Stylish Bathroom with underfloor heating
- Gas Central Heating, uPVC Double Glazing
- Part Boarded Loft with pulldown ladder and light
- Driveway leading to Garage and Off Road Parking to the front
- Enclosed West Facing Landscaped Garden with patio area and artificial turf
- Boiler located in Kitchen approx 12 years old

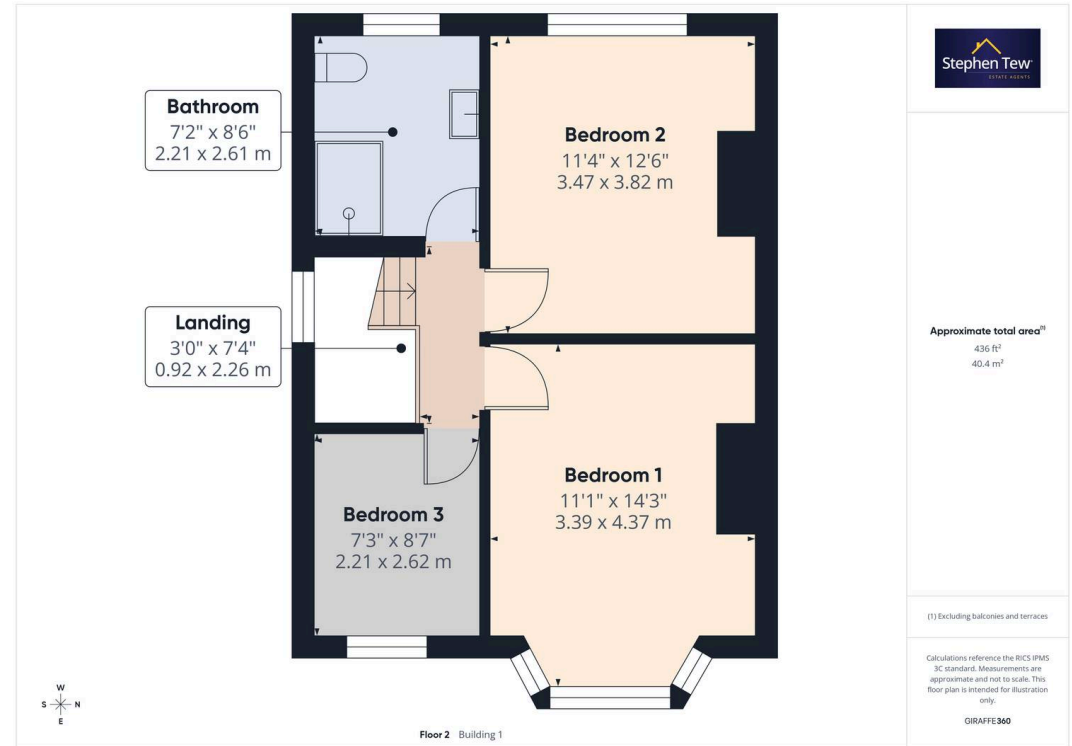
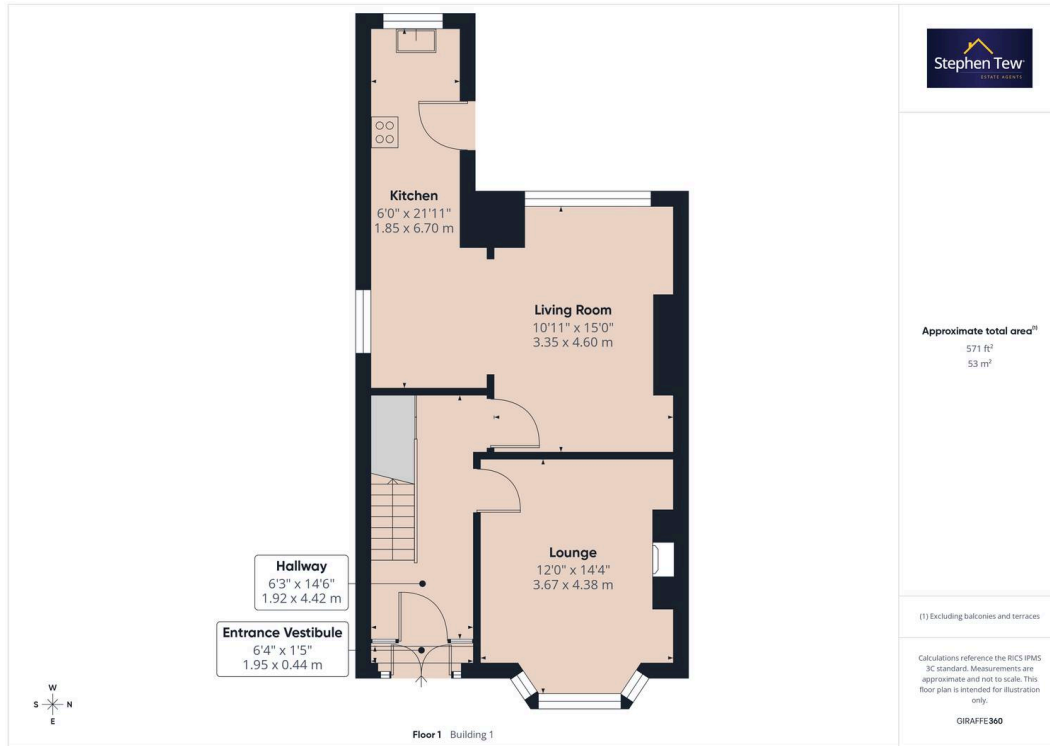


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