



**49 Orchard Avenue, Blackpool**

Blackpool

Offers Over **£200,000**

# 49 Orchard Avenue

Blackpool, Blackpool

This beautifully presented four-bedroom end of terrace house occupies a desirable corner position in a sought-after residential area. The property has been thoughtfully extended and renovated in 2022, offering contemporary open-plan living ideal for modern families. Upon entering, you are greeted by a welcoming vestibule and hallway, leading to a spacious lounge and a stunning living/dining kitchen. The kitchen is a true highlight, featuring a central island, integrated appliances (including dishwasher, oven, microwave, induction hob, fridge, freezer and wine cooler), and a feature log burner for added warmth and character. Bi-folding patio doors seamlessly connect the kitchen to the garden, creating a wonderful space for entertaining. A practical utility room and ground floor WC complete the downstairs accommodation. Upstairs, the landing provides access to the master bedroom with en-suite shower room, two additional bedrooms and a stylish family bathroom. A further staircase leads to a generous fourth bedroom, perfect for guests or as a home office. The property is fitted with solar panels, significantly reducing electricity bills and generating a potential income of £2000 per annum. The log burner in the kitchen also helps to reduce gas usage, making this a highly energy-efficient home.

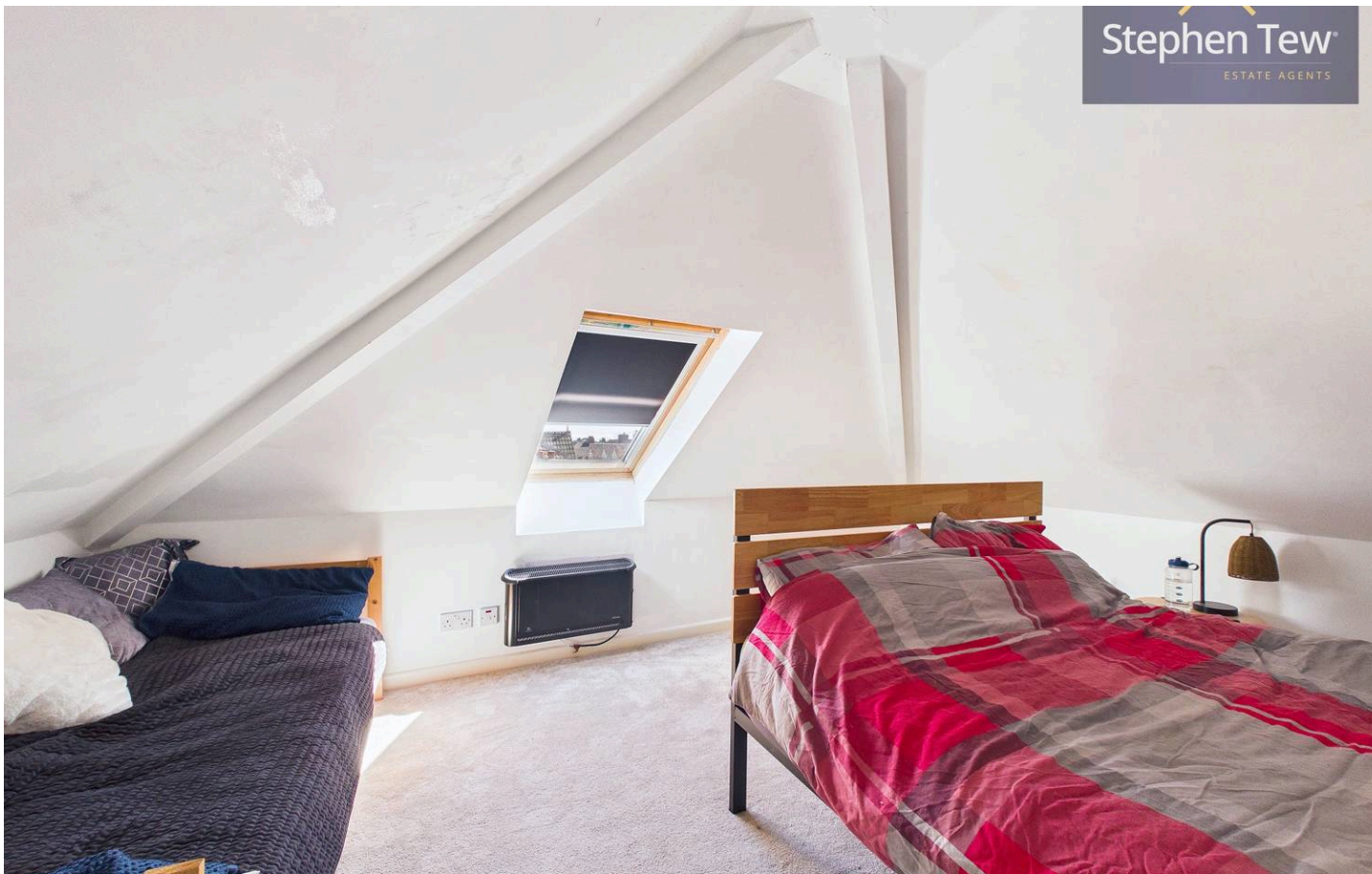
The outside space is equally impressive, with three enclosed garden areas offering a choice of sun-drenched spots throughout the day. The front garden faces south-west, while the south-facing side garden offers a private retreat for relaxing or al fresco dining. To the rear, the south-east facing garden is perfect for morning sunshine and includes a versatile garage, currently utilised as a gym (ideal for fitness enthusiasts or those seeking additional storage). The gardens are designed for ease of maintenance and provide safe, enclosed areas for children and pets to play. Ample outdoor space allows for gardening, entertaining and enjoying the outdoors in privacy. With its generous plot, versatile accommodation and energy-saving features, this property presents an exceptional opportunity for families seeking a stylish and sustainable home in a popular location. Early viewing is highly recommended to fully appreciate all that this outstanding property has to offer.

Council Tax band: B

Tenure: Freehold

- Extended End Corner Terrace House situated in a popular residential location





Stephen Tew  
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**Entrance Vestibule**  
2' 0" x 6' 5" (0.61m x 1.95m)

**Hallway**  
11' 11" x 6' 4" (3.62m x 1.92m)

**Lounge**  
16' 6" x 19' 4" (5.02m x 5.89m)

**Living / Dining Kitchen**  
23' 11" x 15' 4" (7.29m x 4.67m)

**Utility Room**  
6' 3" x 4' 5" (1.90m x 1.35m)

**WC**  
3' 10" x 3' 9" (1.17m x 1.15m)

**Landing**  
5' 1" x 5' 11" (1.55m x 1.80m)

**Bedroom 1**  
12' 6" x 13' 9" (3.81m x 4.20m)

**En-Suite**  
9' 0" x 4' 0" (2.75m x 1.21m)

**Bedroom 2**  
13' 5" x 13' 0" (4.08m x 3.97m)

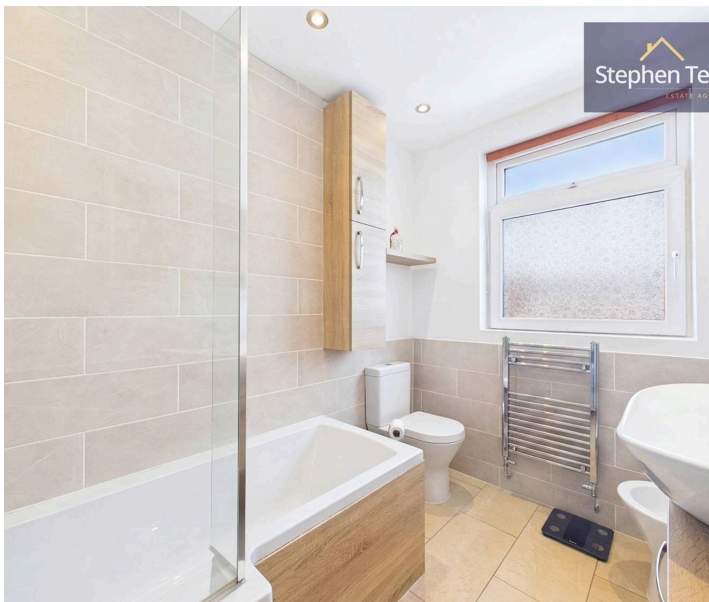
**Bedroom 3**  
8' 7" x 9' 0" (2.62m x 2.75m)

**Bathroom**  
8' 8" x 6' 2" (2.65m x 1.89m)

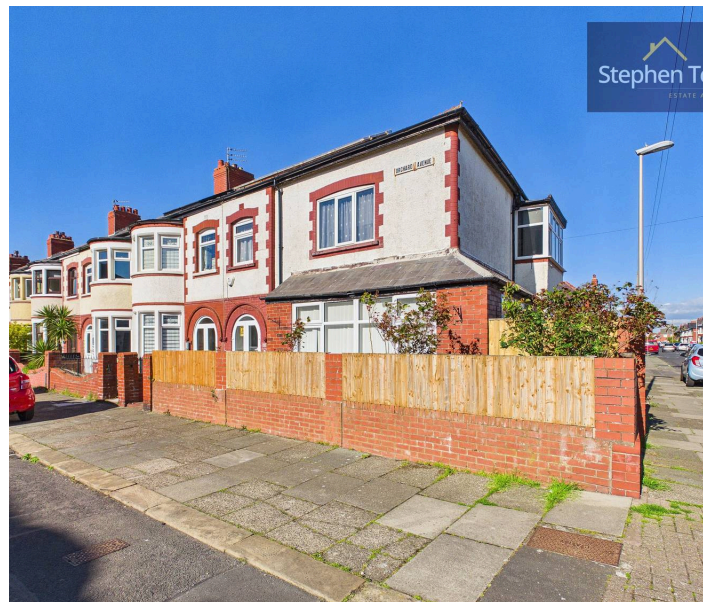
**Landing**  
4' 2" x 2' 7" (1.27m x 0.80m)

**Bedroom 4**  
14' 6" x 11' 9" (4.42m x 3.58m)

**Garage**  
11' 2" x 21' 3" (3.41m x 6.47m)



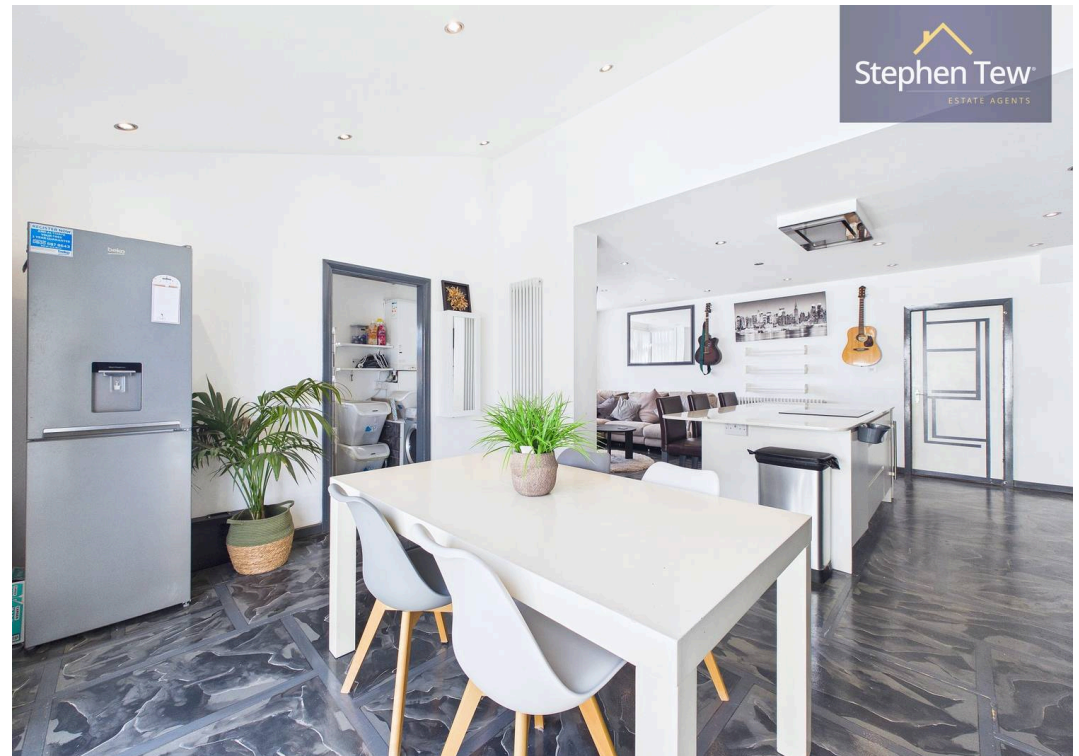
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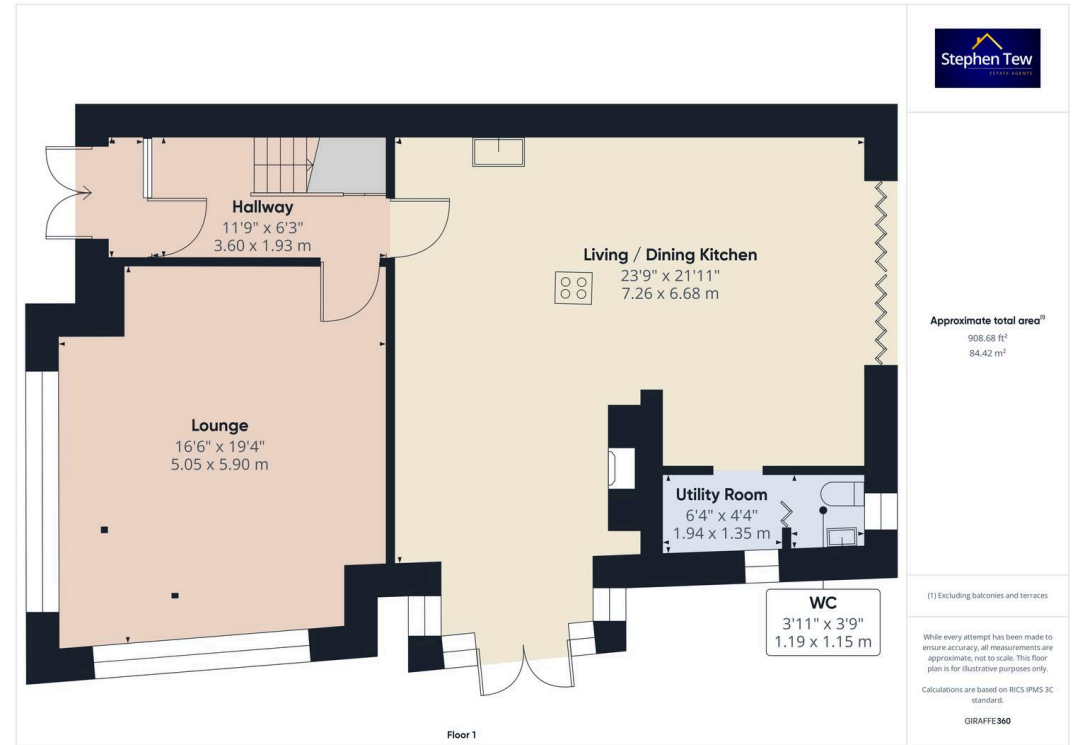
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