



89 Harrington Avenue, Blackpool

Blackpool

Offers Over **£270,000**

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Blackpool, Blackpool

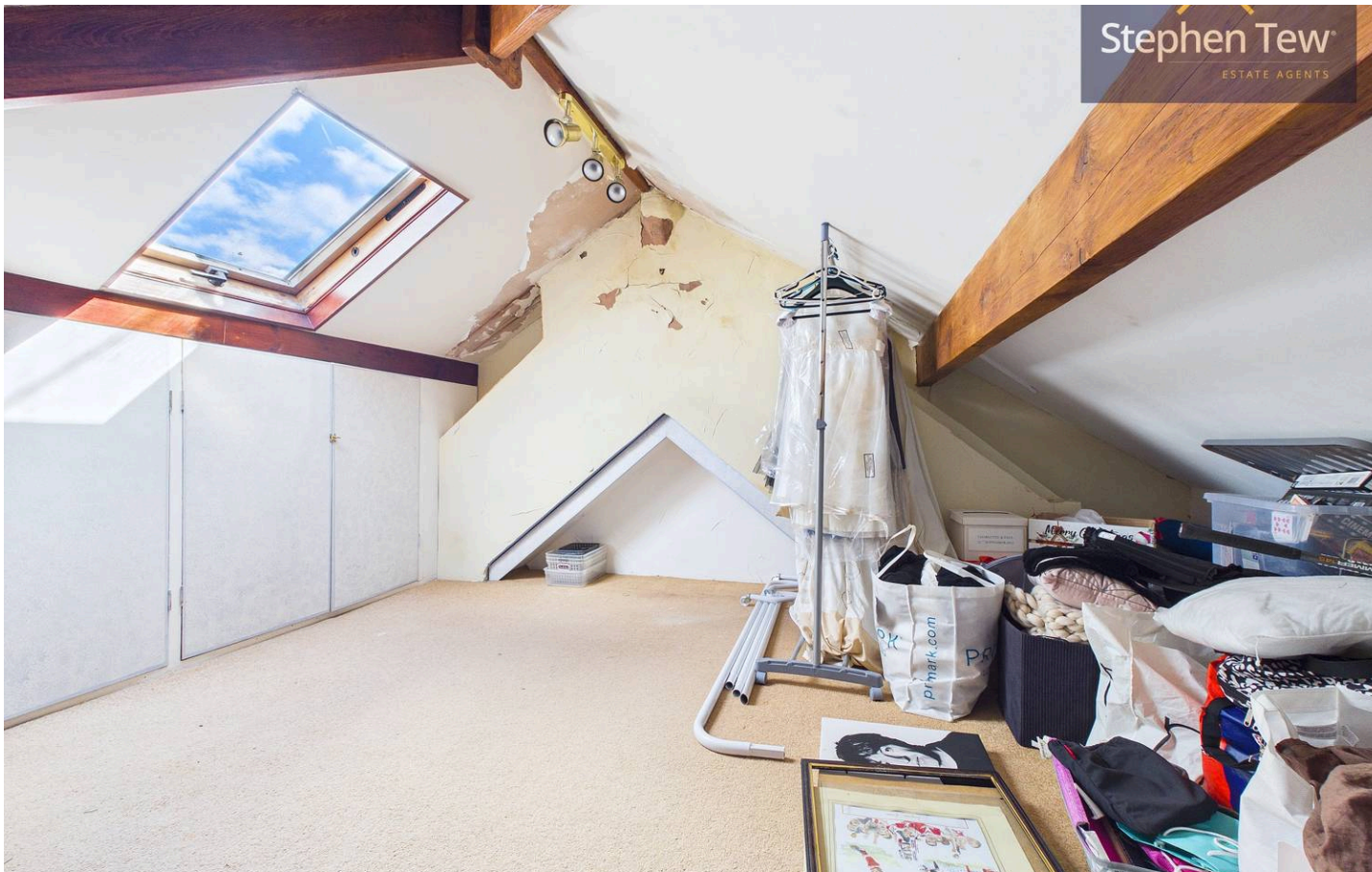
This well presented four bedroom semi detached house offers generous and versatile living accommodation, ideal for families seeking a home in a highly desirable location. The property has been thoughtfully extended and maintained to a high standard throughout, providing a modern and comfortable environment. Upon entering, you are welcomed by a stylish entrance vestibule leading to a spacious hallway, which gives access to a bright and inviting lounge, perfect for relaxing or entertaining guests. The ground floor also features a convenient downstairs WC and a versatile bedroom, which could also serve as a home office or playroom. The heart of the home is the impressive open plan kitchen, living and dining area, complete with integrated appliances and ample storage, creating an ideal space for family gatherings and every-day living. Upstairs, the landing leads to three well proportioned bedrooms, with the Master Bedroom upstairs benefitting from built in wardrobes, as well as a contemporary family bathroom finished to a high standard. In addition, there is a useful loft space with pulldown ladder access, offering excellent storage or potential for further use (subject to the necessary permissions). The property is equipped with gas central heating and uPVC double glazing throughout, ensuring comfort and energy efficiency. Further benefits include a private driveway providing off street parking for multiple vehicles. This is a fantastic opportunity to acquire a spacious and stylish family home in a sought after area, close to local amenities, reputable schools and excellent transport links. Early viewing is highly recommended to fully appreciate the quality and versatility of accommodation on offer.

Council Tax band: C

Tenure: Freehold

- Well Presented Extended Semi Detached House in a sought after desirable location
- Entrance Vestibule, Hallway, Lounge, GF WC, GF Bedroom / Office, Feature open plan Living / Dining Kitchen with french doors
- Bedrooms, Stylish Family Bathroom, Loft Room with Pulldown Ladder
- Spacious Private East Facing Rear Garden with an Summer house/Bar
- Driveway for Off Street Parking
- Gas Central Heating, uPVC Double Glazing, Integrated Appliances in the Kitchen, Built in Wardrobes in Upstairs Master Bedroom
- Would consider leaving the free standing two wardrobes in Bedroom 3 if needed.





Stephen Tew
ESTATE AGENTS

Entrance Vestibule
2' 7" x 6' 4" (0.78m x 1.94m)

Hallway
13' 4" x 3' 6" (4.06m x 1.06m)

Lounge
14' 6" x 11' 11" (4.41m x 3.62m)

Ground Floor WC
5' 6" x 2' 3" (1.67m x 0.69m)

Bedroom 1
8' 11" x 7' 1" (2.71m x 2.15m)

Kitchen/Living Dining Area
26' 9" x 18' 1" (8.15m x 5.50m)

Landing
7' 5" x 2' 11" (2.25m x 0.90m)

Bedroom 2
14' 6" x 11' 2" (4.43m x 3.41m)

Bedroom 3
13' 0" x 11' 3" (3.95m x 3.43m)

Bedroom 4
8' 4" x 6' 11" (2.53m x 2.12m)

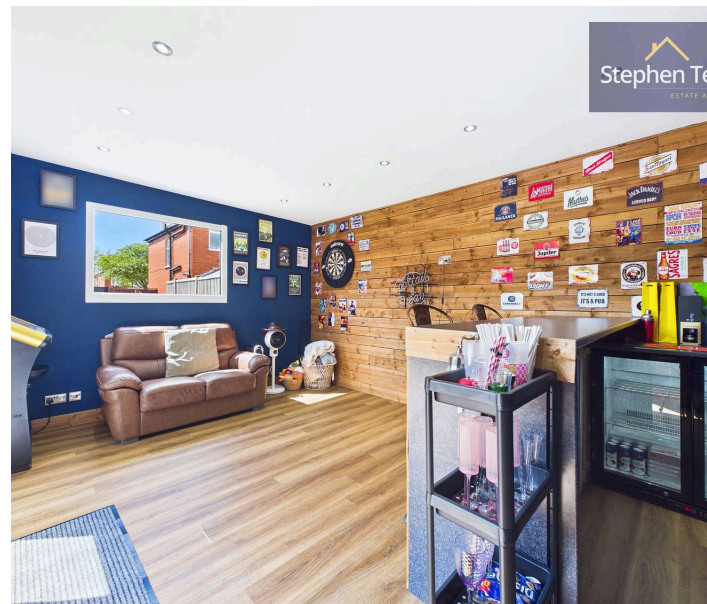
Bathroom
9' 1" x 7' 1" (2.76m x 2.17m)

Loft
13' 2" x 10' 5" (4.02m x 3.18m)

Outhouse/Bar
15' 10" x 12' 0" (4.83m x 3.67m)



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