



45 Rosedale Avenue, Blackpool

Blackpool

Offers Over **£110,000**

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Blackpool, Blackpool

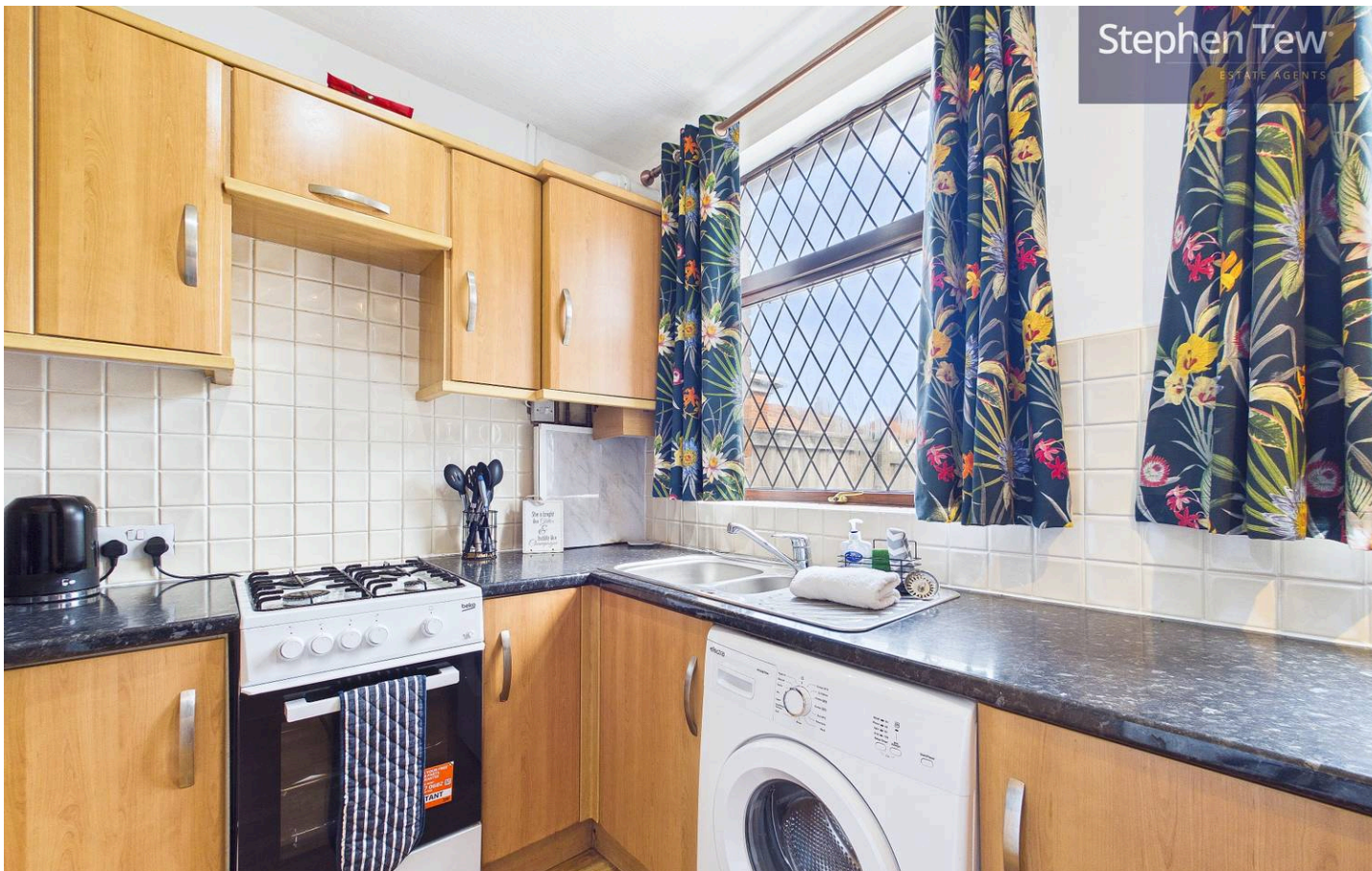
This well presented two bedroom mid-terraced house offers an excellent opportunity for first time buyers, downsizers, or investors seeking a comfortable home in a desirable residential location. Upon entering the property, you are welcomed by an entrance hallway that leads directly into the lounge, perfect for relaxing or entertaining guests. The generously sized dining kitchen is thoughtfully designed with ample storage and workspace, allowing for both casual dining and more formal occasions. A secondary hallway provides access to the back door, enhancing the functionality of the ground floor layout. Upstairs, the landing leads to two well proportioned bedrooms, each offering plenty of natural light and flexible space for wardrobes or additional furniture. The modern bathroom features a contemporary suite and tasteful finishes, providing a comfortable and stylish environment for daily routines. The property benefits from on street parking, ensuring convenient access for residents and visitors alike. Offered with no onward chain, this home presents a straightforward purchase process, making it an appealing choice for those looking to move quickly. The interior has been maintained to a high standard, with neutral décor throughout, allowing new owners the flexibility to add their own personal touches. Situated in a sought after area, the house is ideally positioned for access to local amenities, reputable schools, and transport links, making it a practical choice for a variety of lifestyles. Whether you are looking for your first home, a manageable property to downsize to, or a smart addition to your investment portfolio, this mid-terraced house is sure to impress with its blend of comfort, convenience, and style. Early viewing is highly recommended to fully appreciate the quality and potential this property has to offer.

Council Tax band: TBD

Tenure: Freehold

- Well Presented Mid-Terraced House in a desirable residential location
- Entrance Hallway, Lounge, Dining Kitchen, Hallway leading to Back Door
- Landing, 2 Bedrooms, Bathroom
- Private and Enclosed East Facing Rear Garden
- On Street Parking
- No Onward Chain





Entrance Vestibule
4' 1" x 2' 11" (1.25m x 0.88m)

Lounge
12' 9" x 9' 10" (3.89m x 3.00m)

Dining Kitchen
7' 9" x 14' 1" (2.37m x 4.29m)

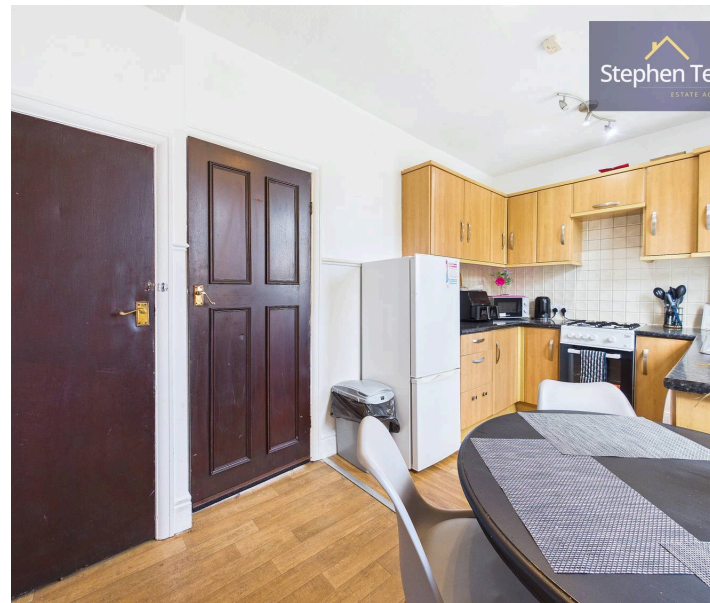
Hallway
3' 1" x 2' 7" (0.93m x 0.80m)

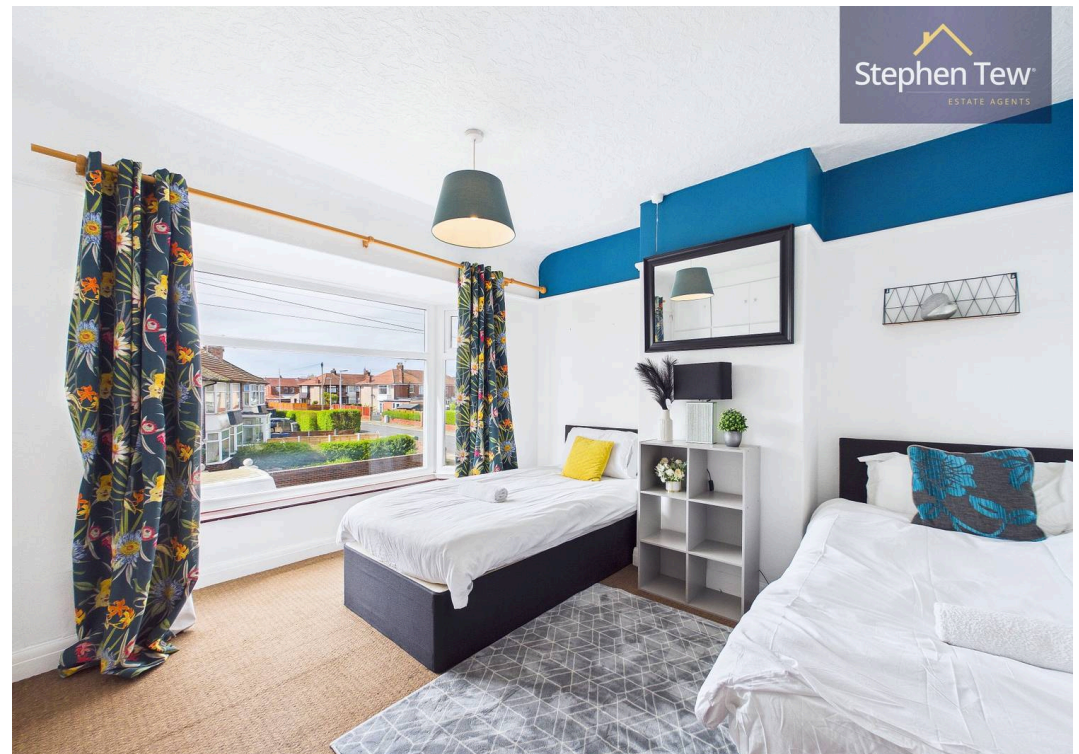
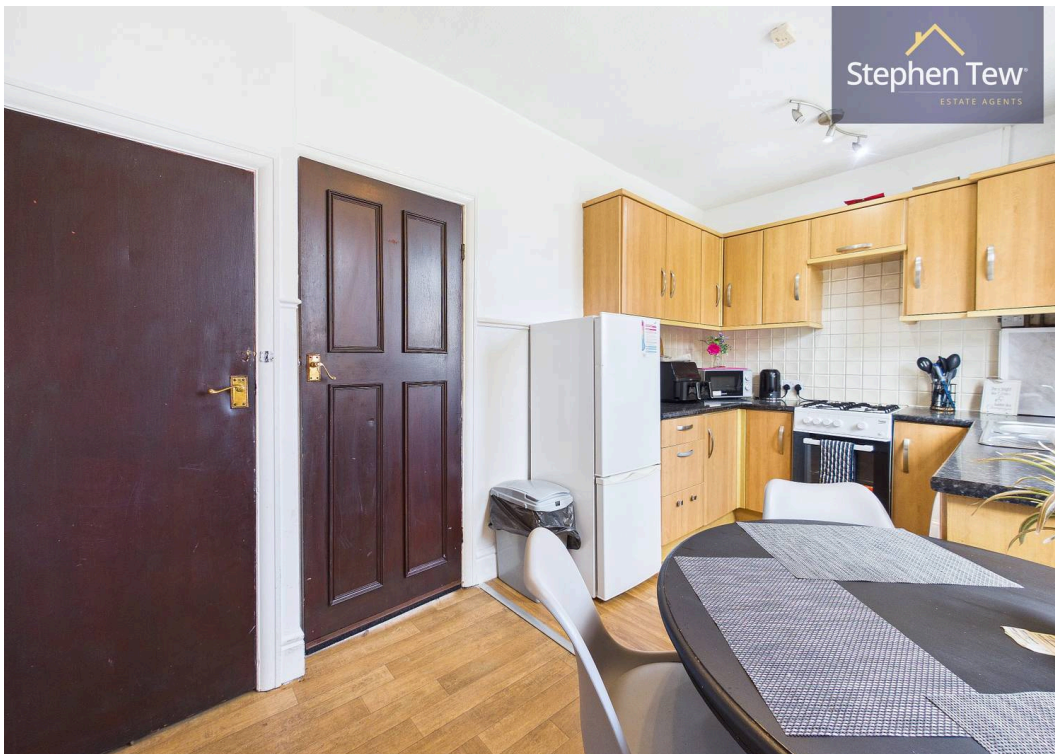
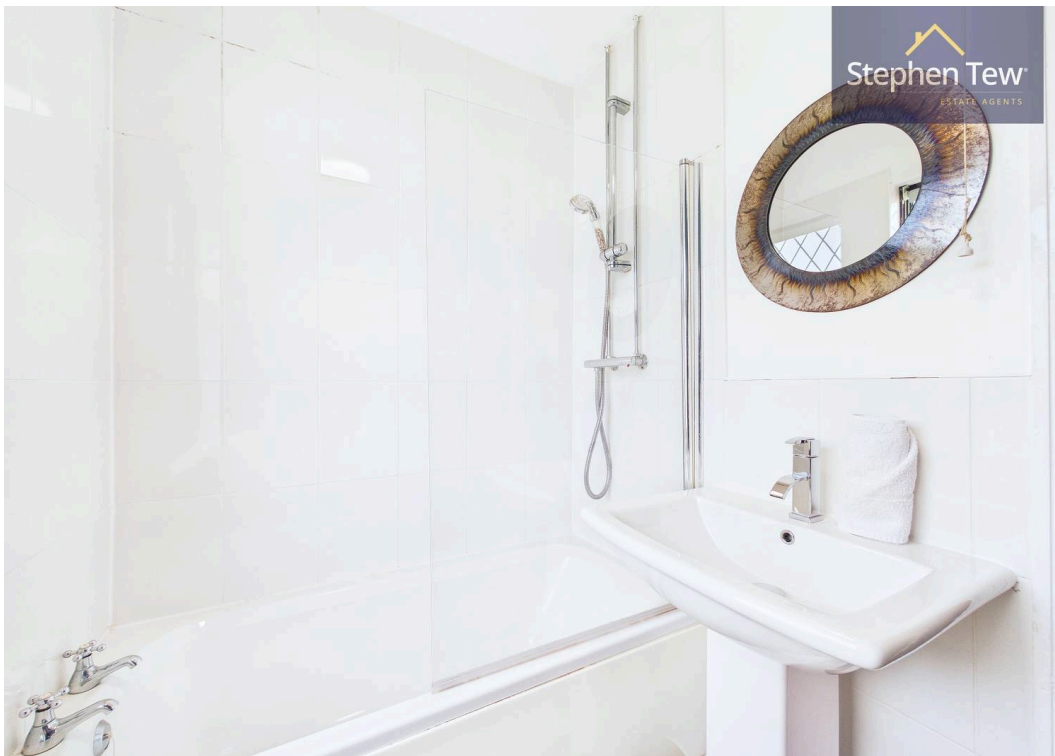
Landing
2' 9" x 4' 8" (0.85m x 1.42m)

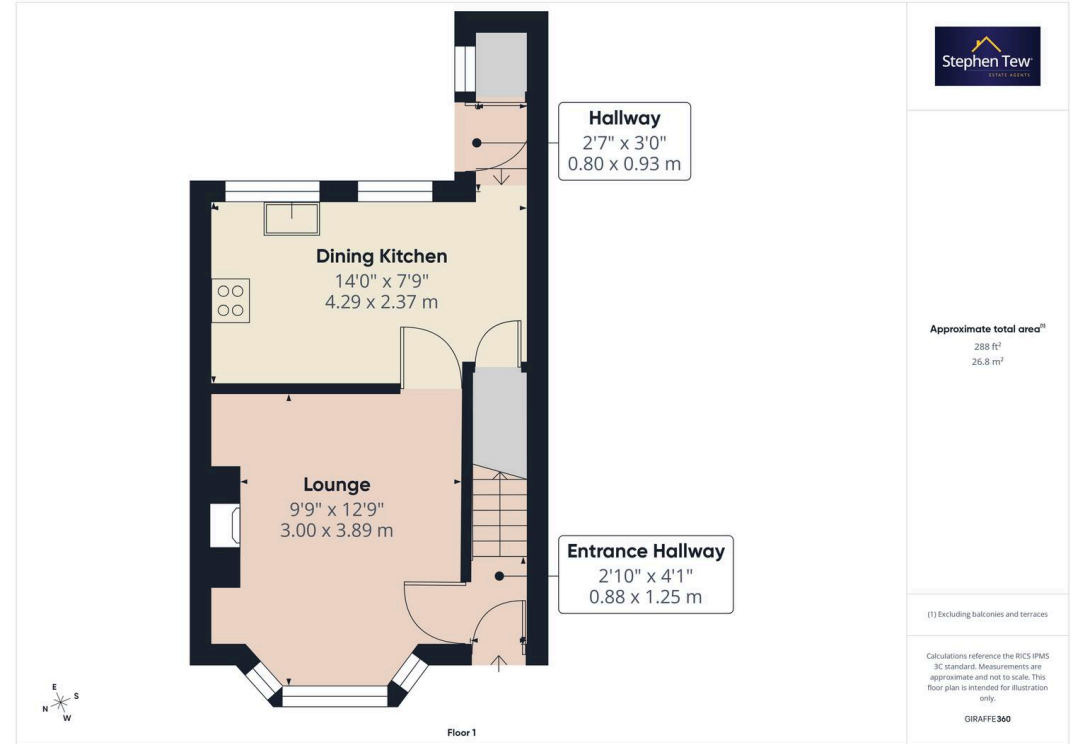
Bedroom 1
12' 9" x 11' 4" (3.89m x 3.45m)

Bedroom 2
8' 0" x 6' 6" (2.44m x 1.98m)

Bathroom
4' 11" x 7' 3" (1.51m x 2.20m)









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