



48 Rathlyn Avenue, Blackpool

Blackpool

Offers Over **£140,000**

48 Rathlyn Avenue

Blackpool

This well presented three bedroom mid-terraced house offers comfortable and contemporary living in a highly sought after residential location. Upon entering, you are welcomed by a practical entrance vestibule leading into a spacious hallway with a useful storage cupboard. The bright and inviting lounge provides an ideal space for relaxation, while the separate dining room is perfect for family meals and entertaining guests. The renovated kitchen features integrated appliances and modern finishes, making it both stylish and functional. Upstairs, the landing leads to three generously sized bedrooms and a well appointed family bathroom. Additional stairs provide access to the loft, offering further versatility for storage or potential use as a hobby space. The property benefits from gas central heating, double glazing, and a two year old Glow Worm Energy 7 boiler, which comes with an eight year warranty and was last serviced in March 2024. Situated close to local amenities, a popular park, and multiple bus routes, this home is ideally located for families and professionals alike.

The private rear garden is north east facing and fully enclosed, providing a peaceful outdoor retreat. A decked terrace offers the perfect spot for alfresco dining, morning coffee, or simply unwinding at the end of the day. The garden is thoughtfully designed for low maintenance, with ample space for potted plants or a small play area. Fencing ensures privacy and security, making it a safe environment for children and pets. Whether you enjoy gardening, entertaining friends, or relaxing in the fresh air, this outdoor space caters to a variety of lifestyles. The property's position within the terrace means the garden enjoys a quiet aspect, away from passing traffic, enhancing the sense of tranquillity. Overall, the outside space complements the interior accommodation, offering a seamless extension of the home for all seasons.

Council Tax band: A

Tenure: Freehold

- Well Presented Mid Terraced House in a sought after residential location
- Entrance Vestibule, Hallway, Storage Cupboard, Lounge, Dining Room, Kitchen with Integrated Appliances
- Landing, 3 Bedrooms, Family Bathroom, Stairs Leading to the Loft
- North East Facing Private and Enclosed Rear Garden with Decked Terrace





Stephen Tew
ESTATE AGENTS

Entrance Vestibule

2' 0" x 5' 11" (0.62m x 1.81m)

Hallway

15' 9" x 5' 7" (4.79m x 1.71m)

Lounge

13' 11" x 10' 4" (4.25m x 3.14m)

Dining Room

12' 0" x 9' 11" (3.67m x 3.01m)

Kitchen

15' 5" x 5' 10" (4.71m x 1.78m)

Landing

8' 4" x 2' 9" (2.55m x 0.84m)

Bedroom 1

14' 3" x 10' 1" (4.35m x 3.08m)

Bedroom 2

12' 0" x 9' 11" (3.66m x 3.03m)

Bedroom 3

7' 1" x 6' 0" (2.17m x 1.83m)

Bathroom

8' 2" x 6' 2" (2.50m x 1.89m)

Loft

11' 9" x 16' 2" (3.57m x 4.92m)



Stephen Tew
ESTATE AGENTS



Stephen Tew
ESTATE AGENTS



Entrance Vestibule

2' 0" x 5' 11" (0.62m x 1.81m)

Hallway

15' 9" x 5' 7" (4.79m x 1.71m)

Lounge

13' 11" x 10' 4" (4.25m x 3.14m)

Dining Room

12' 0" x 9' 11" (3.67m x 3.01m)

Kitchen

15' 5" x 5' 10" (4.71m x 1.78m)

Landing

8' 4" x 2' 9" (2.55m x 0.84m)

Bedroom 1

14' 3" x 10' 1" (4.35m x 3.08m)

Bedroom 2

12' 0" x 9' 11" (3.66m x 3.03m)

Bedroom 3

7' 1" x 6' 0" (2.17m x 1.83m)

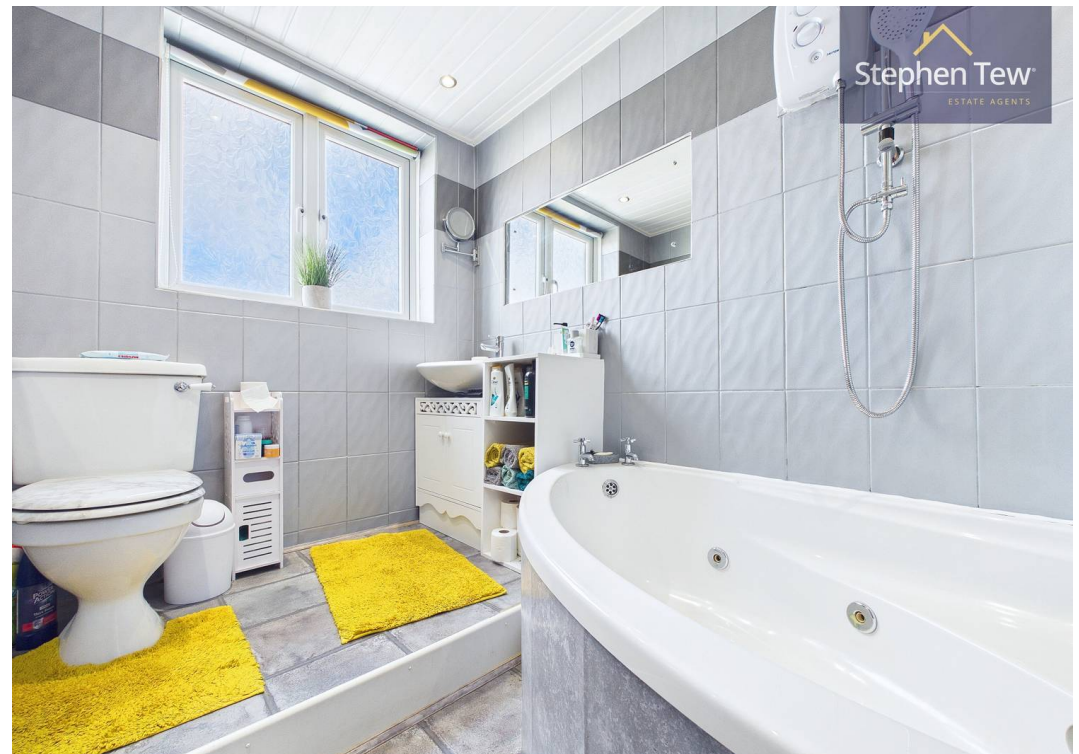
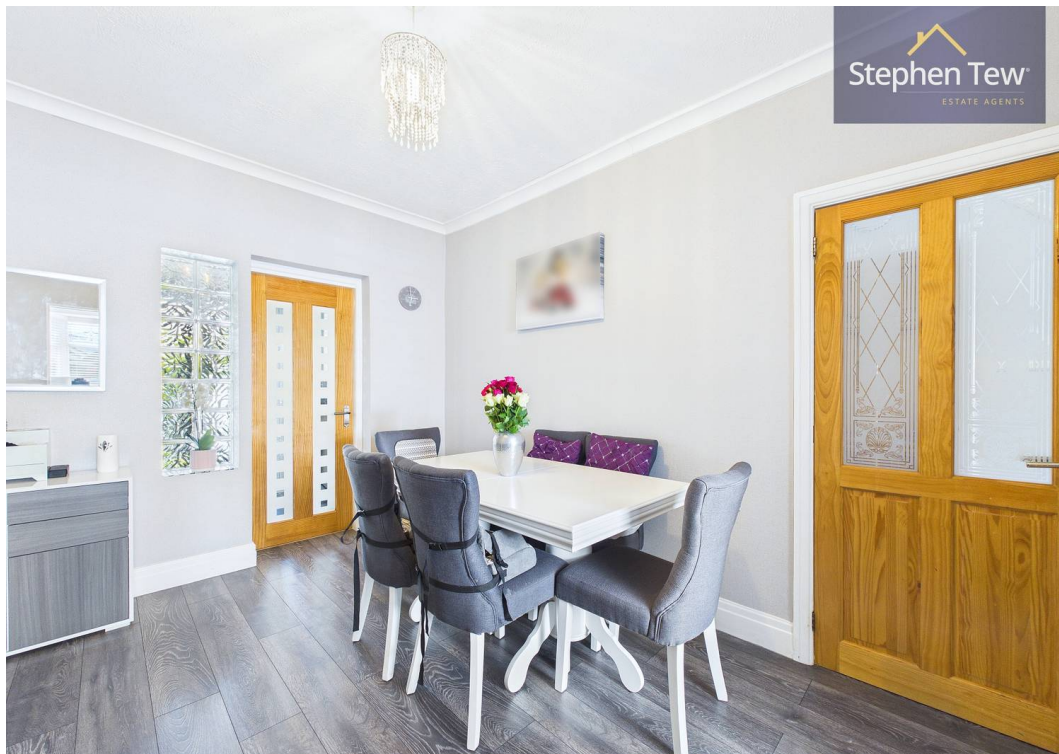
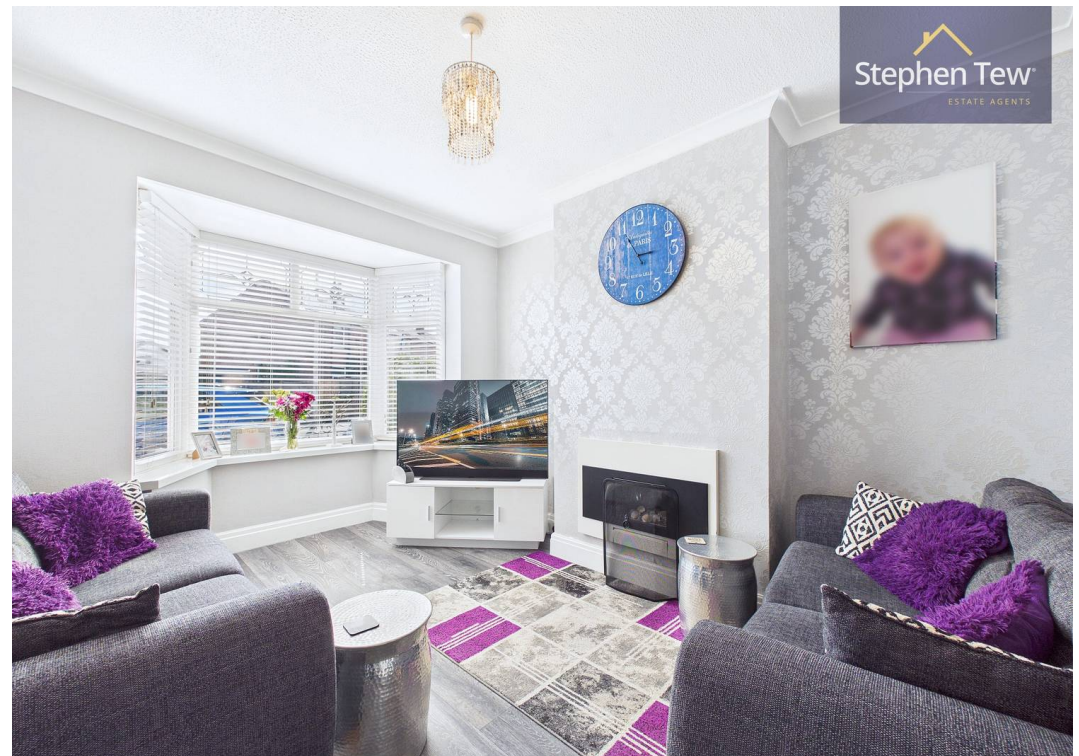
Bathroom

8' 2" x 6' 2" (2.50m x 1.89m)

Loft

11' 9" x 16' 2" (3.57m x 4.92m)







REAR GARDEN

ON STREET

1 Parking Space





Floor 1



Floor 2



Approximate total area⁽¹⁾

1024 ft²

95.2 m²

Balconies and terraces

12 ft²

1.1 m²

Reduced headroom

102 ft²

9.5 m²

(1) Excluding balconies and terraces

Reduced headroom

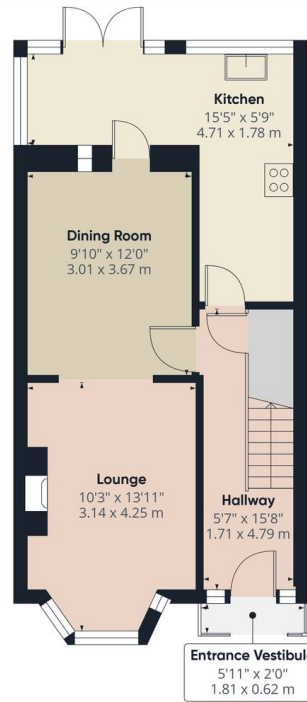
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 3



Floor 1



Approximate total area⁽¹⁾

485 ft²

45.1 m²

Balconies and terraces

12 ft²

1.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Stephen Tew Estate Agents

Stephen Tew Estate Agents, 132 Highfield Road - FY4 2HH

01253 401111

info@stephentew.co.uk

www.stephentew.co.uk

