



8 Campbell Avenue, Blackpool

Blackpool

Offers Over **£120,000**

8 Campbell Avenue

Blackpool

This well-presented three bedroom semi detached house is situated in a highly desirable residential location, offering an ideal home for families or professionals seeking comfort and convenience. Upon entering the property, you are welcomed by an entrance vestibule that leads into a spacious hallway, providing access to the main living areas. The lounge is bright and inviting, creating a perfect space for relaxation, while the separate living/dining room offers flexibility for entertaining or family gatherings. The fitted kitchen is thoughtfully designed with ample storage and workspace, making every-day meal preparation a pleasure. A downstairs WC adds further practicality to the ground floor layout. Upstairs, the landing leads to three generously sized bedrooms, including two double bedrooms both featuring fitted wardrobes for excellent storage solutions. The third bedroom provides versatility, suitable as a single bedroom, nursery or home office. The property also benefits from a separate WC and a modern bathroom, enhancing the convenience for busy households. Additional features include a garage, offering valuable off street parking or extra storage options, catering to a variety of needs. The property is offered with no onward chain, ensuring a smooth and straightforward purchase process for prospective buyers. Located within close proximity to a range of local amenities, reputable schools and excellent transport links, this home provides an outstanding balance of privacy, comfort and accessibility. Whether you are commuting to work, seeking quality educational facilities or simply enjoying the vibrant local community, this residence presents a rare opportunity to acquire a spacious and versatile home in a sought-after area. Early viewing is highly recommended to fully appreciate the quality and potential of this attractive property.

Council Tax band: C

Tenure: Freehold

- Semi Detached House in a Desirable Residential Location
- Entrance Vestibule, Hallway, Lounge, Living/Dining Room, Fitted Kitchen, Downstairs WC
- Landing, 3 Bedrooms (2 Double Bedrooms with Fitted Wardrobes), Separate WC and Bathroom
- South East Facing Private and Enclosed Rear Garden
- Garage for Off Street Parking/Storage Options





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Entrance Vestibule

1' 7" x 6' 5" (0.47m x 1.96m)

Hallway

13' 11" x 6' 3" (4.25m x 1.90m)

Lounge

12' 2" x 11' 11" (3.72m x 3.63m)

Living/Dining Room

12' 5" x 10' 9" (3.79m x 3.28m)

Kitchen

19' 2" x 7' 1" (5.84m x 2.15m)

Ground Floor WC

4' 5" x 2' 6" (1.35m x 0.76m)

Landing

10' 7" x 3' 10" (3.22m x 1.18m)

Bedroom 1

14' 8" x 9' 3" (4.47m x 2.83m)

Bedroom 2

12' 6" x 9' 0" (3.80m x 2.74m)

Bedroom 3

7' 8" x 7' 1" (2.34m x 2.15m)

First Floor WC

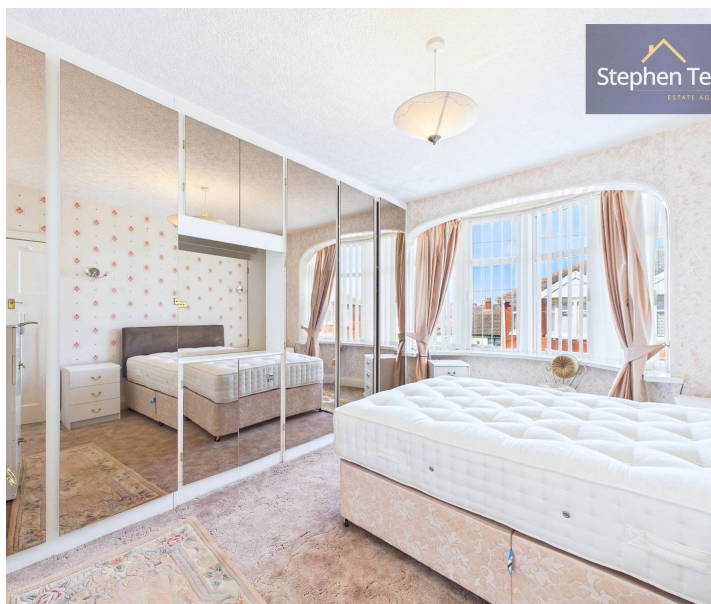
2' 7" x 4' 6" (0.79m x 1.36m)

Bathroom

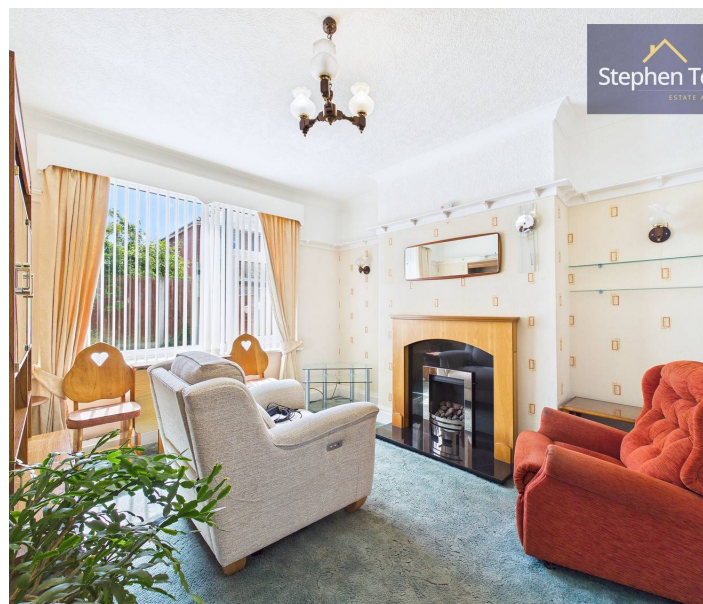
6' 2" x 7' 5" (1.88m x 2.26m)

Garage

16' 8" x 8' 8" (5.09m x 2.64m)



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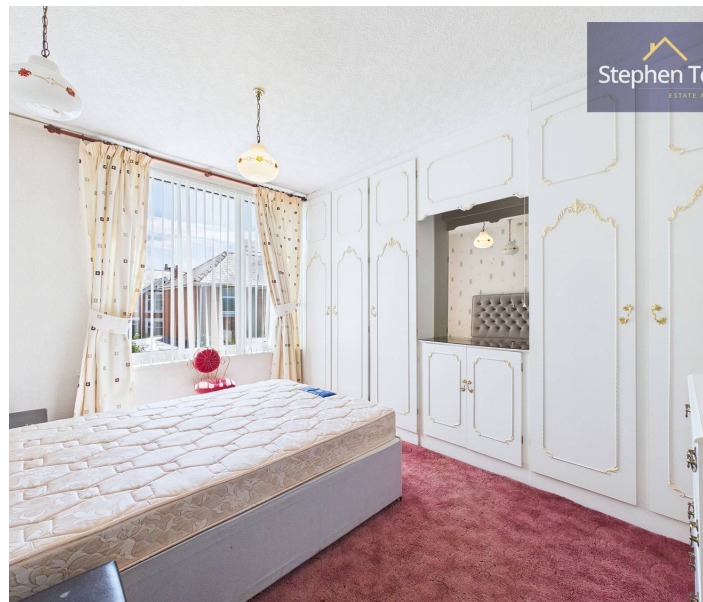
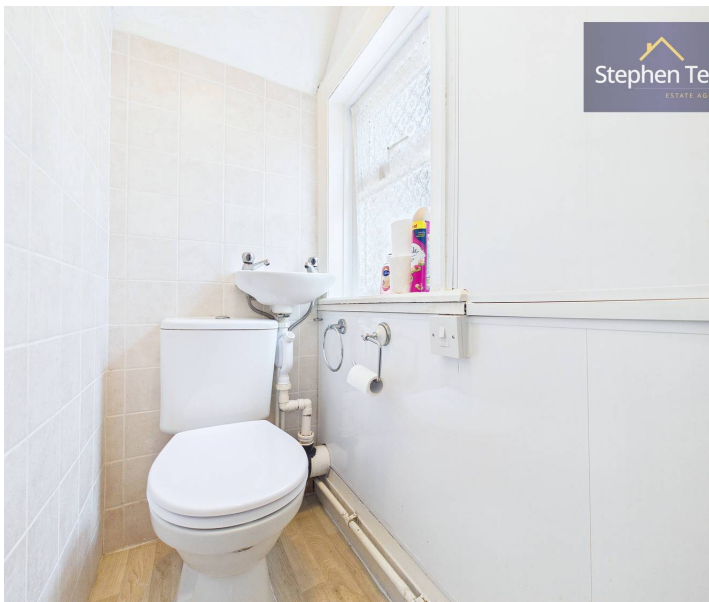
Bedroom 2
12' 6" x 9' 0" (3.80m x 2.74m)

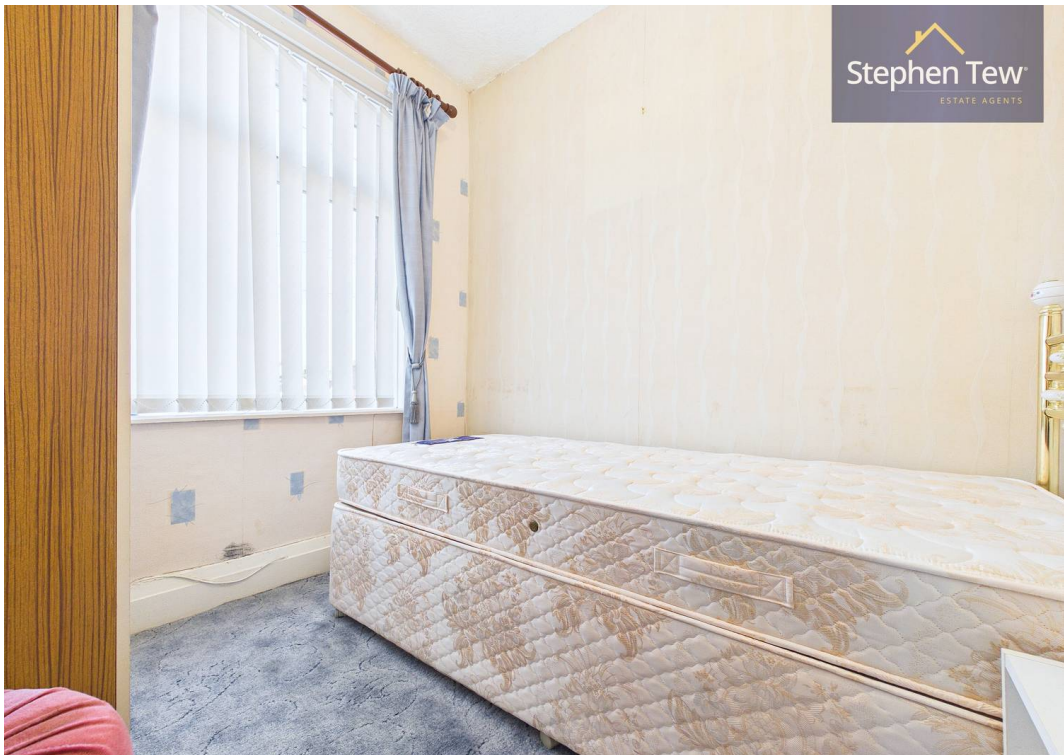
Bedroom 3
7' 8" x 7' 1" (2.34m x 2.15m)

First Floor WC
2' 7" x 4' 6" (0.79m x 1.36m)

Bathroom
6' 2" x 7' 5" (1.88m x 2.26m)

Garage
16' 8" x 8' 8" (5.09m x 2.64m)





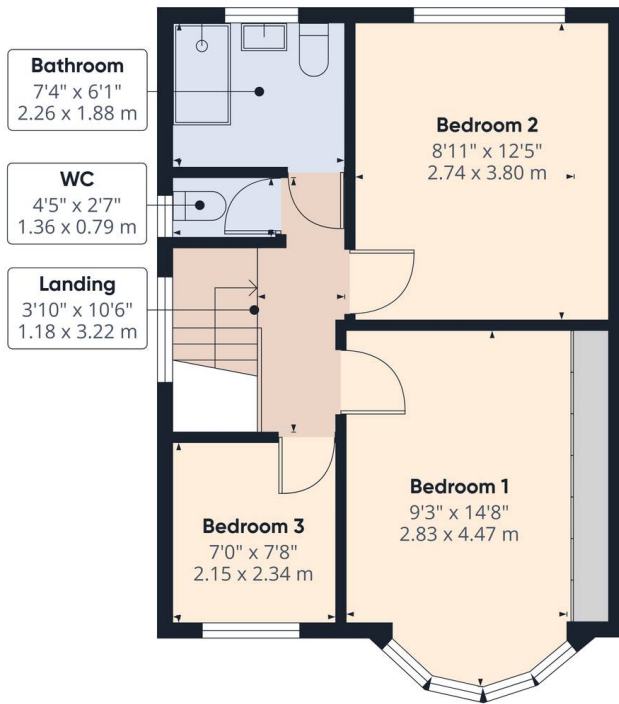


REAR GARDEN

GARAGE

Single Garage





Floor 2 Building 1

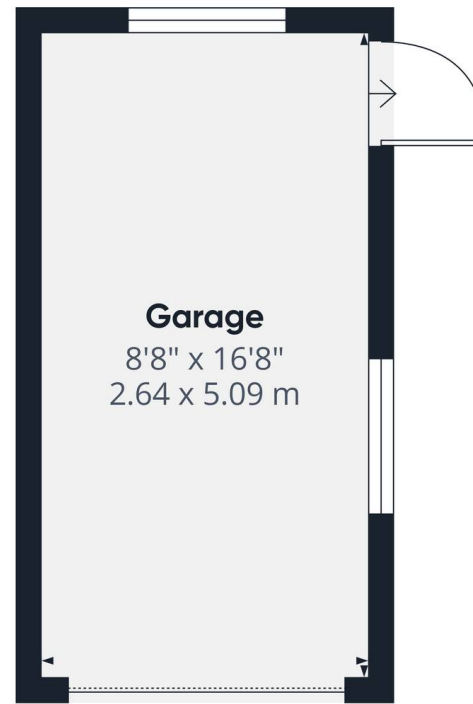


Approximate total area⁽¹⁾
432 ft²
40.1 m²

(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.

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Floor 1 Building 2

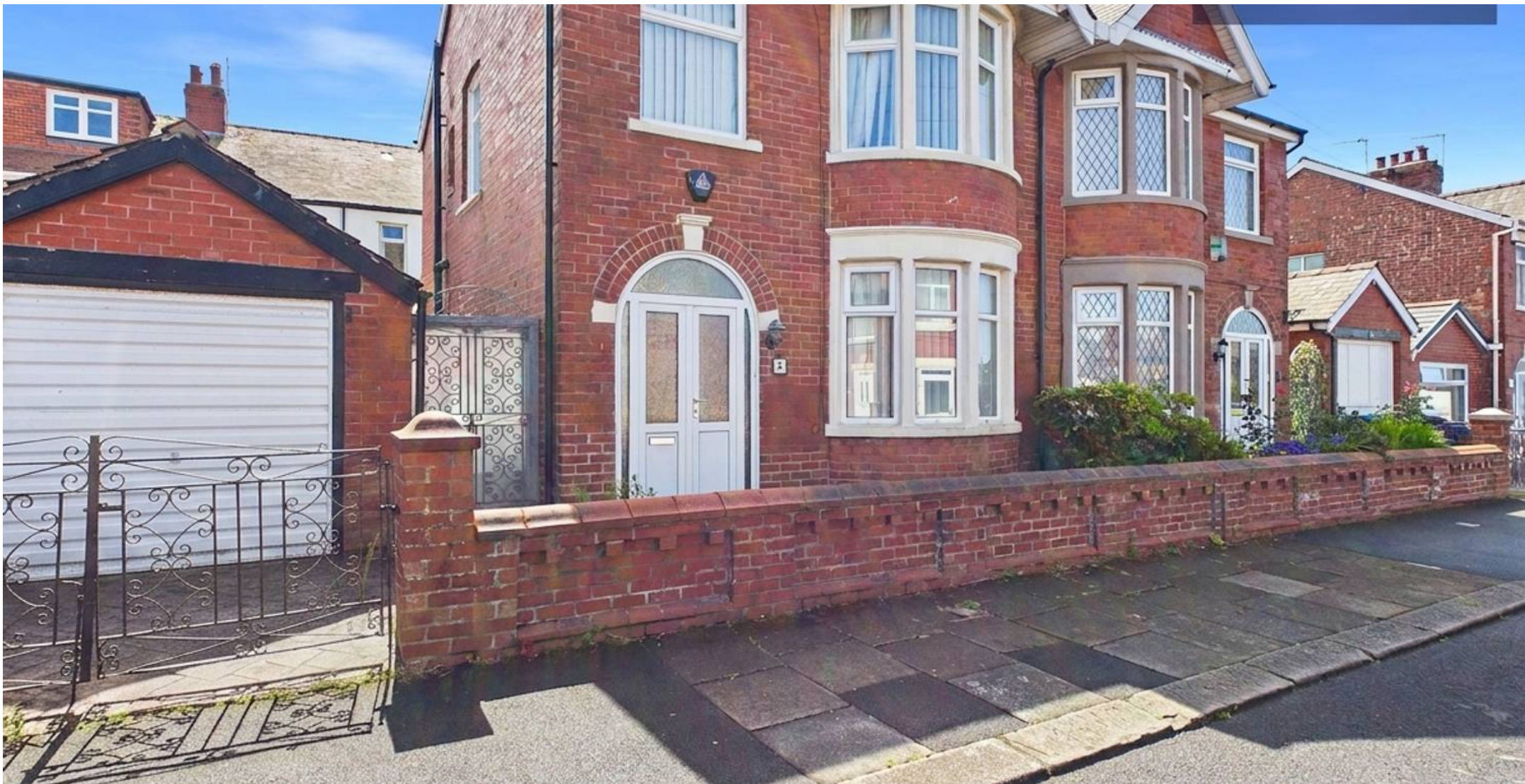


Approximate total area⁽¹⁾
152 ft²
14.1 m²

(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.

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