



12 Houghton Avenue, Blackpool

Blackpool

Offers Over **£100,000**

12 Houghton Avenue

Blackpool

This well presented and recently redecorated two bedroom end of terrace house is situated in a quiet cul-de-sac within a popular residential location, offering an excellent opportunity for first time buyers, young couples, or those seeking a comfortable and low maintenance home. Upon entering, you are welcomed by an inviting entrance hallway that leads through to a bright and spacious lounge, ideal for relaxing or entertaining guests. The modern dining kitchen is fitted with a range of integrated appliances and provides ample space for a dining table, making it perfect for both every-day living and hosting dinner parties. Upstairs, the landing gives access to two bedrooms, including a generous master bedroom with space for a double bed and additional furnishings, while the second bedroom is ideal for a guest room, nursery, or home office. The contemporary bathroom features a white suite and quality fittings, offering both style and functionality. The property benefits from uPVC double glazing and gas central heating throughout, ensuring comfort and energy efficiency all year round. Additional practical features include a driveway, providing convenient off street parking, and a garage, which is accessed from the rear of the property and offers valuable storage or parking space. With its tasteful décor, modern conveniences, and thoughtful layout, this property combines style with practicality, making it a superb choice for those looking to move straight in and enjoy their new home from day one. Early viewing is highly recommended to fully appreciate all that this attractive end of terrace house has to offer.

Council Tax band: A

Tenure: Freehold

- Well Presented and Recently Redecorated End of Terrace House Situated on a Cul-de-sac in a Residential Location
- Entrance Hallway, Lounge, Dining Kitchen
- Landing, 2 Bedrooms (Master Bedroom is a Double), Bathroom
- Private and Enclosed West Facing Rear Garden with a Garage (accessed from the rear of the property)
- uPVC Double Glazing, Gas Central Heating, Integrated Appliances in the Kitchen
- Driveway for Off Street Parking and Garage





Entrance Hallway
3' 8" x 3' 0" (1.12m x 0.92m)

Lounge
11' 11" x 12' 4" (3.63m x 3.76m)

Dining Kitchen
10' 11" x 15' 3" (3.34m x 4.65m)

Landing
2' 9" x 5' 3" (0.84m x 1.61m)

Bedroom 1
11' 0" x 15' 3" (3.36m x 4.65m)

Bedroom 2
8' 10" x 8' 0" (2.70m x 2.44m)

Bathroom
11' 11" x 7' 0" (3.62m x 2.14m)

Garage





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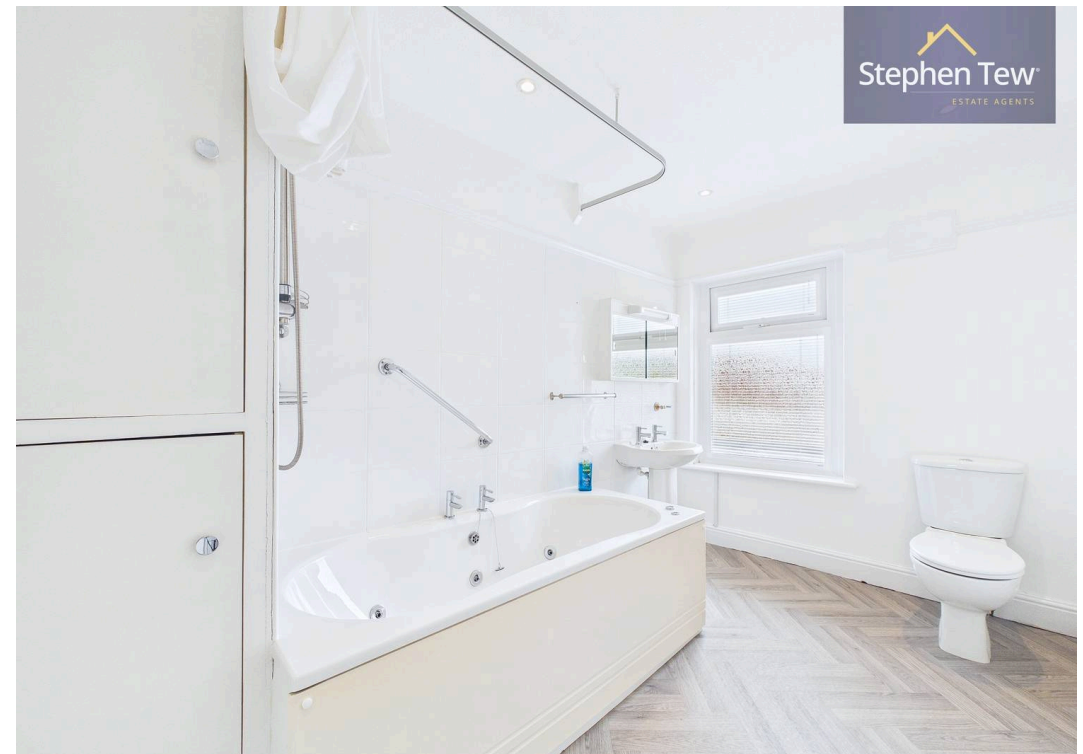
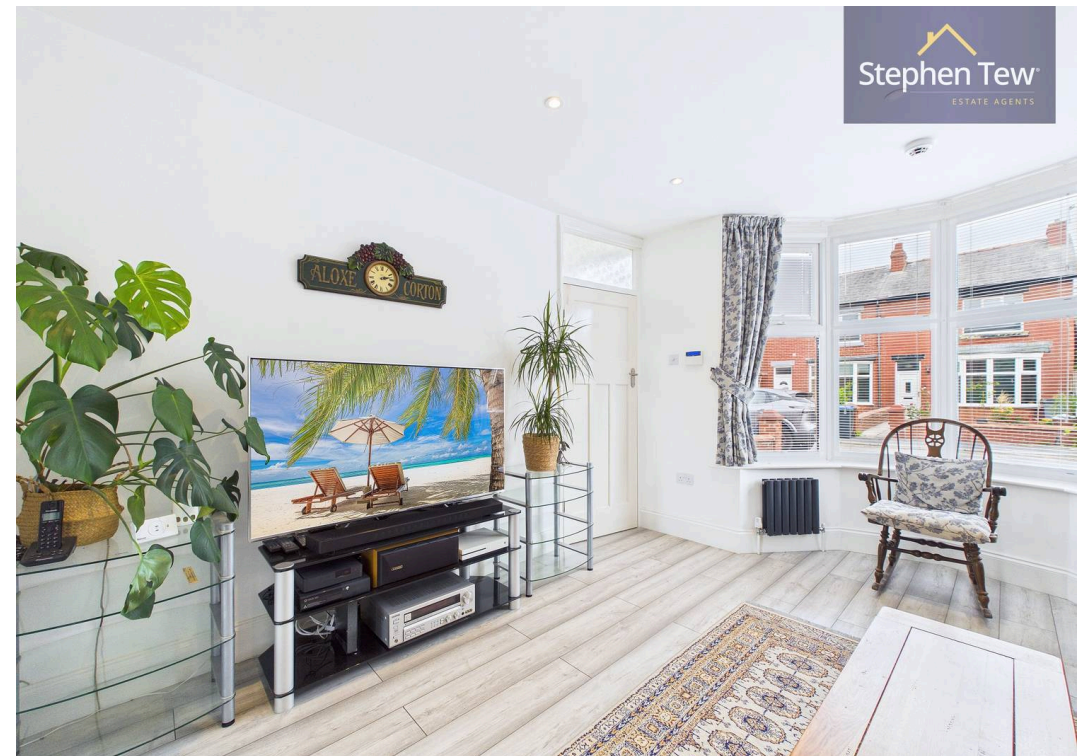
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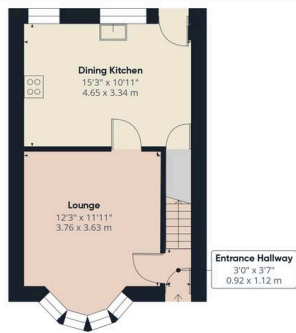
REAR GARDEN

GARAGE

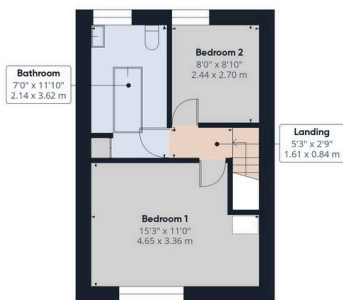
Single Garage

OFF STREET





Floor 1



Floor 2

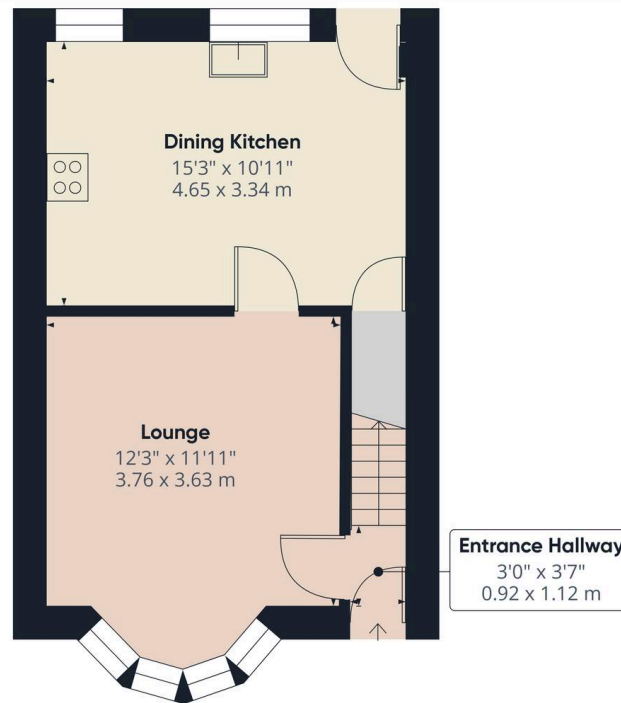


Approximate total area⁽¹⁾
689 ft²
64 m²

(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



Approximate total area⁽¹⁾
368 ft²
34.2 m²

(1) Excluding balconies and terraces

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Stephen Tew Estate Agents

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

01253 401111

info@stephentew.co.uk

www.stephentew.co.uk

