



4 Kerslea Avenue, Blackpool

Blackpool

Offers Over **£180,000**

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Blackpool

This deceptively spacious three bedroom semi-detached house offers an ideal blend of character and practicality, making it a perfect choice for families or those seeking generous living accommodation. The attractive brick exterior creates a welcoming first impression, leading into an entrance vestibule and hallway. The ground floor boasts three spacious reception rooms, providing versatile spaces that can be tailored to suit a variety of lifestyles, whether you require a formal dining area, a comfortable lounge, or a home office. The well-proportioned kitchen is positioned to the rear, offering ample storage and workspace for culinary enthusiasts. Upstairs, the property features three double bedrooms, each benefitting from plenty of natural light and flexible layouts. A modern family bathroom and a separate WC add further convenience for busy households.

Externally, the property enjoys a front garden, and a pleasant outlook. The outdoor space presents opportunities for gardening, outdoor entertaining, or simply relaxing in a peaceful setting. Located within easy reach of local amenities, reputable schools, and transport links, this property combines comfortable family living with excellent accessibility. Viewing is highly recommended to fully appreciate the space and potential this home has to offer.

Council Tax band: C

Tenure: Freehold

- Semi-detached property
- Entrance vestibule, Hallway, Three spacious reception rooms, Kitchen
- Three double bedrooms, Family bathroom and separate WC
- Attractive brick exterior
- Front garden
- Shared Driveway





Entry

7' 1" x 3' 4" (2.17m x 1.02m)

Hallway

14' 0" x 5' 1" (4.27m x 1.54m)

Lounge

14' 6" x 11' 0" (4.41m x 3.35m)

Living / Dining Room

16' 11" x 9' 10" (5.15m x 2.99m)

Kitchen

15' 1" x 9' 4" (4.59m x 2.84m)

Bedroom 1

12' 6" x 11' 5" (3.81m x 3.49m)

Bedroom 2

10' 11" x 10' 6" (3.33m x 3.21m)

Bedroom 3

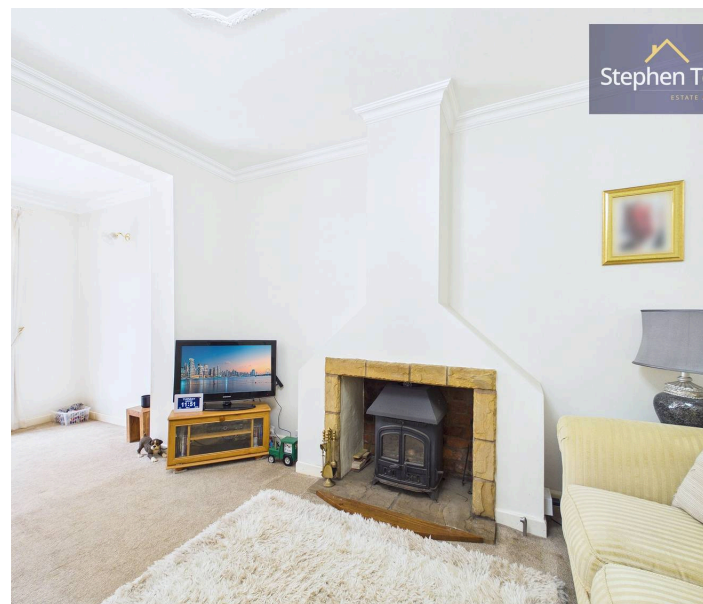
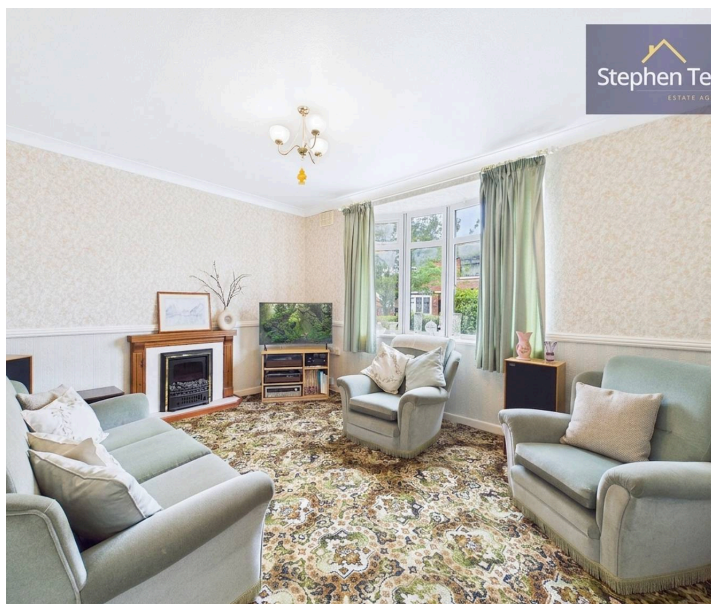
10' 1" x 6' 8" (3.08m x 2.04m)

Bathroom

7' 5" x 6' 9" (2.25m x 2.07m)

Wc

4' 10" x 2' 5" (1.48m x 0.73m)





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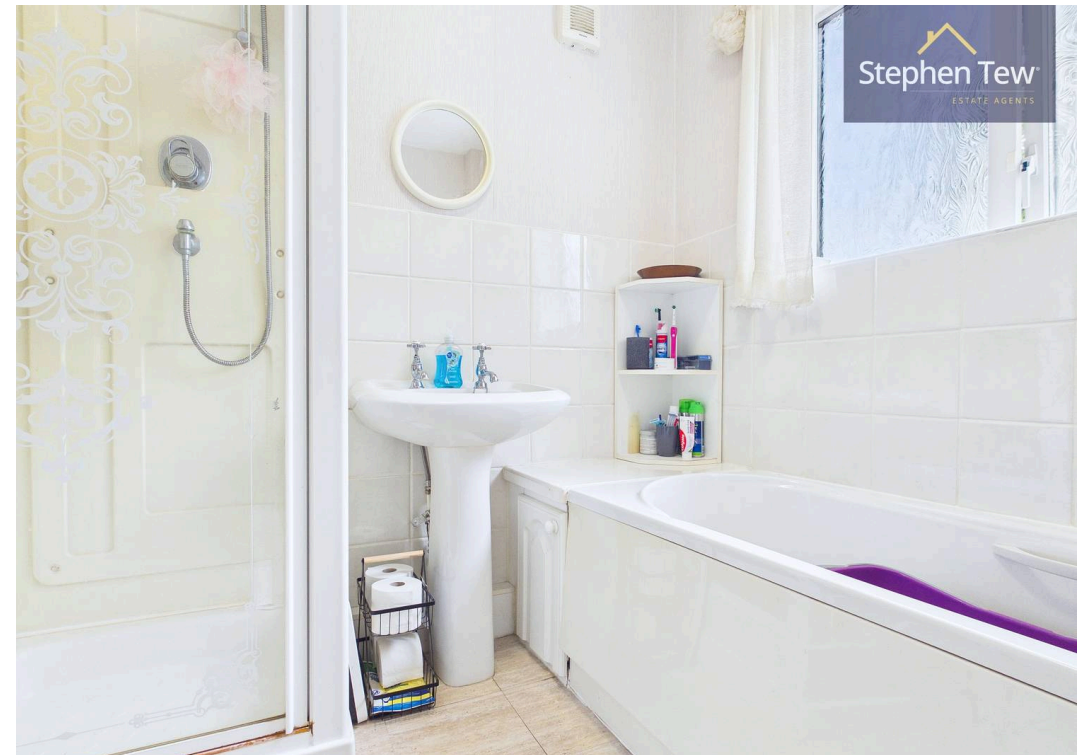
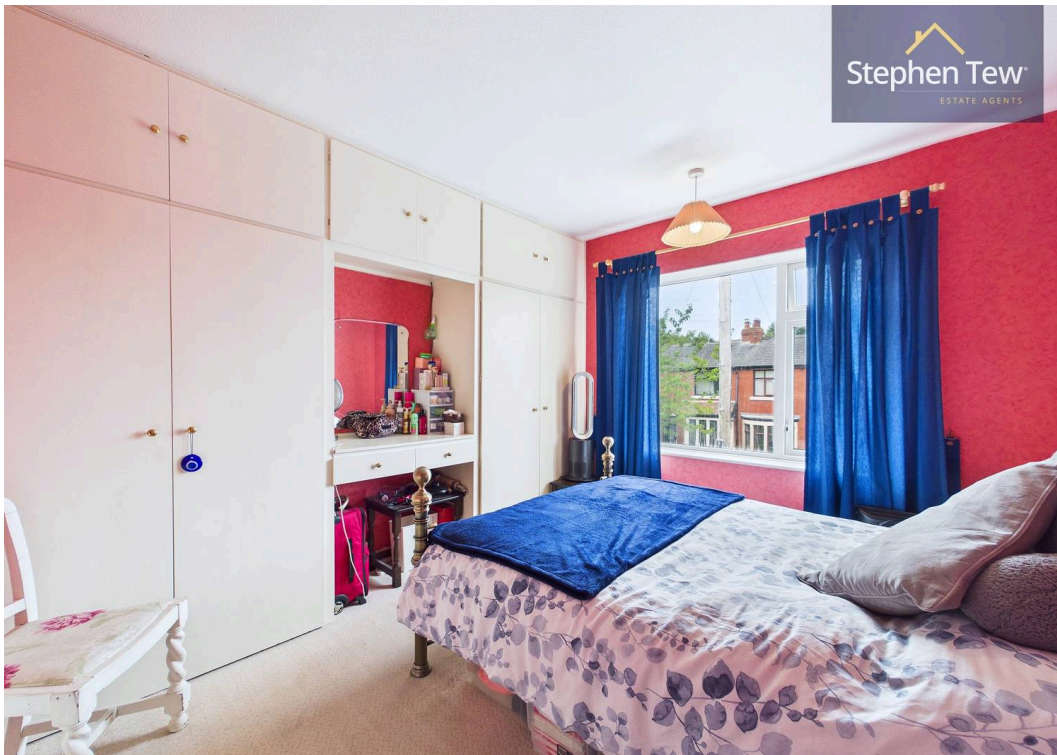
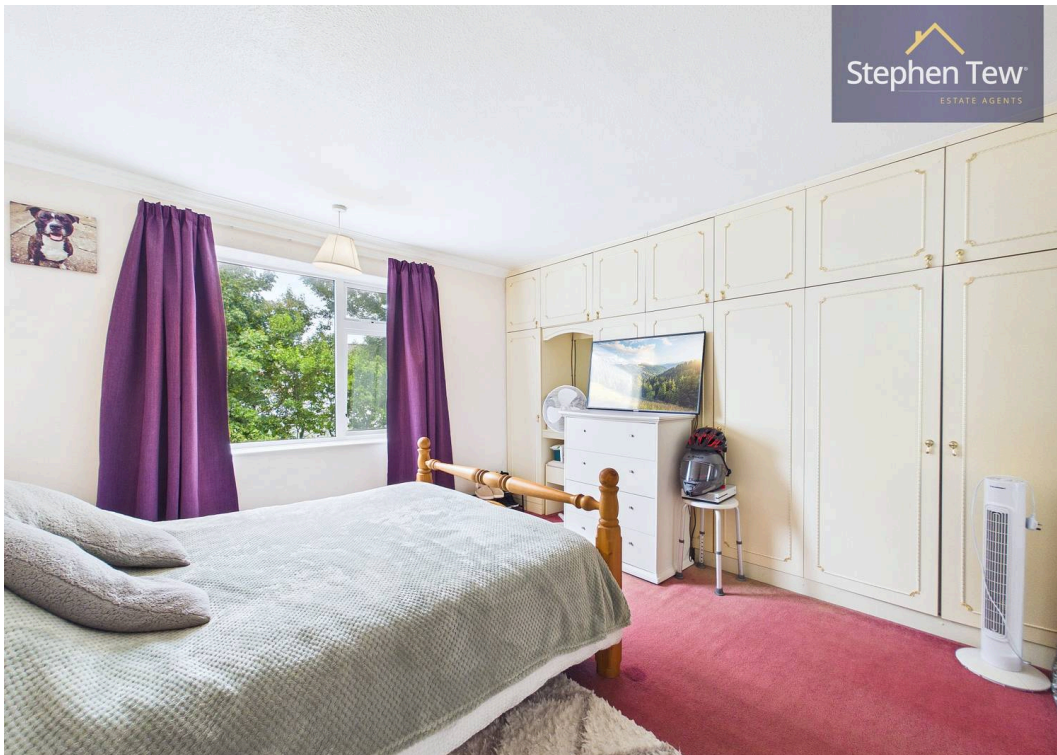
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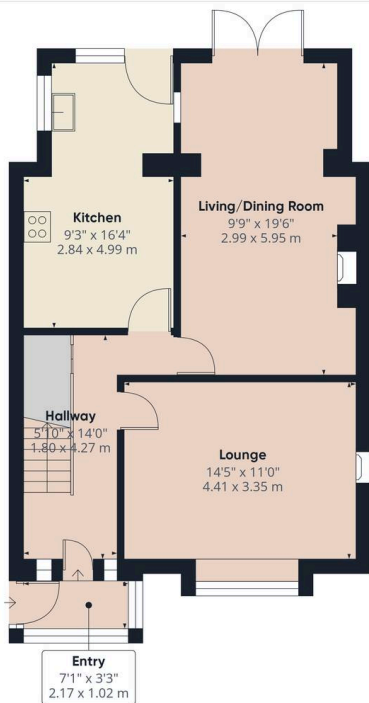


GARDEN

ON STREET

1 Parking Space



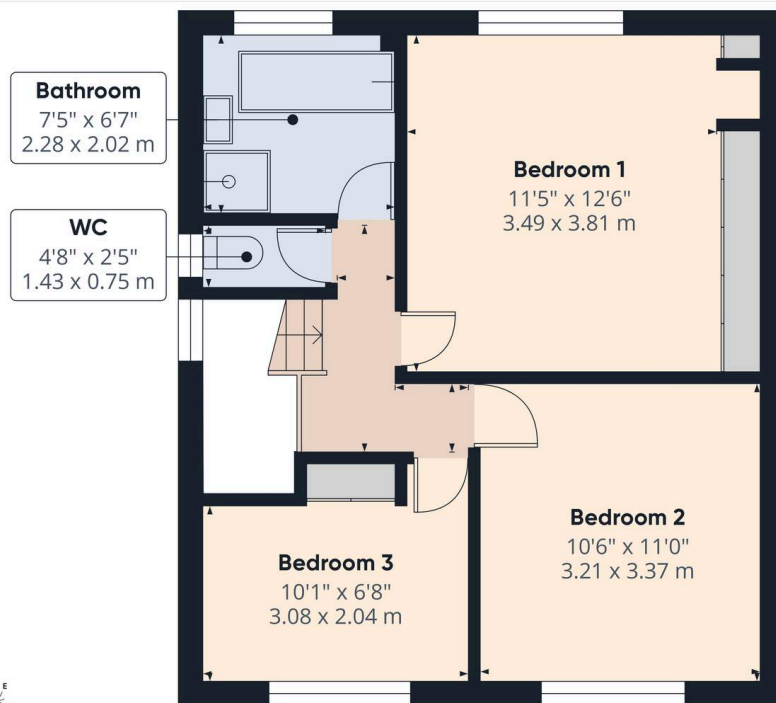


Approximate total area⁽¹⁾
628 ft²
58.4 m²

(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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Approximate total area⁽¹⁾
458 ft²
42.6 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 2



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