



**46 Thursfield Avenue, Blackpool**

Blackpool

Offers Over **£115,000**



# 46 Thursfield Avenue

## Blackpool

The end terrace house is situated in a convenient location, making it easily accessible to local amenities and transport links. Upon entering the property, you are greeted by an entrance hall leading to the well-proportioned lounge, providing a comfortable space for relaxation. Continuing through, you will find a second reception room which could be used as either a living room or dining room, perfect for entertaining guests or enjoying family meals.

Upstairs, the property offers three bedrooms, providing plenty of space for a growing family or an ideal opportunity for a home office or guest room. The three-piece bathroom is tastefully designed and completes the accommodation on this level. The property benefits from gas central heating and uPVC double glazing, ensuring a warm and energy-efficient living environment.

Moving outside, the property boasts an enclosed rear garden, offering a private and secure space for outdoor activities and relaxation. The low-maintenance paved area provides the perfect spot for al fresco dining or a peaceful morning coffee. The garden is surrounded by panelled fencing, providing privacy and tranquillity. Wooden gated access allows for easy entry and exit from the garden.

This property is ideally suited for a first-time buyer looking to step onto the property ladder or a buy-to-let landlord seeking a lucrative investment opportunity. With no onward chain, the purchase process is streamlined and hassle-free. The front garden features a gravelled area and a pathway leading to the front entrance door, adding to the overall kerb appeal of this attractive property.

In conclusion, this end terrace house presents an excellent opportunity for buyers in search of a conveniently located home. With its spacious interior, gas central heating, and double glazing, it offers a cosy and comfortable living environment. The enclosed rear garden is an added bonus, providing outdoor space for relaxation and recreation. With no onward chain, this property is sure to attract attention from first-time buyers and buy-to-let investors alike.

Council Tax band: B

Tenure: Freehold





### **Entrance Vestibule**

UPVC double glazed entrance door, built-in meter cupboard housing the gas and electric meters and also housing the fuse box. Door leading to;

### **Hallway**

Radiator, staircase to first floor landing.

### **Lounge**

14' 3" x 7' 11" (4.34m x 2.42m)

UPVC double glazed walk-in corner bay window to the rear elevation, radiator.

### **Living / Dining Room**

11' 9" x 10' 6" (3.59m x 3.20m)

UPVC double glazed walk in bay window to the front elevation, radiator.

### **Inner Hallway**

2' 6" x 9' 11" (0.76m x 3.02m)

Inner hallway area with vinyl flooring, providing understorey storage space and access into kitchen.

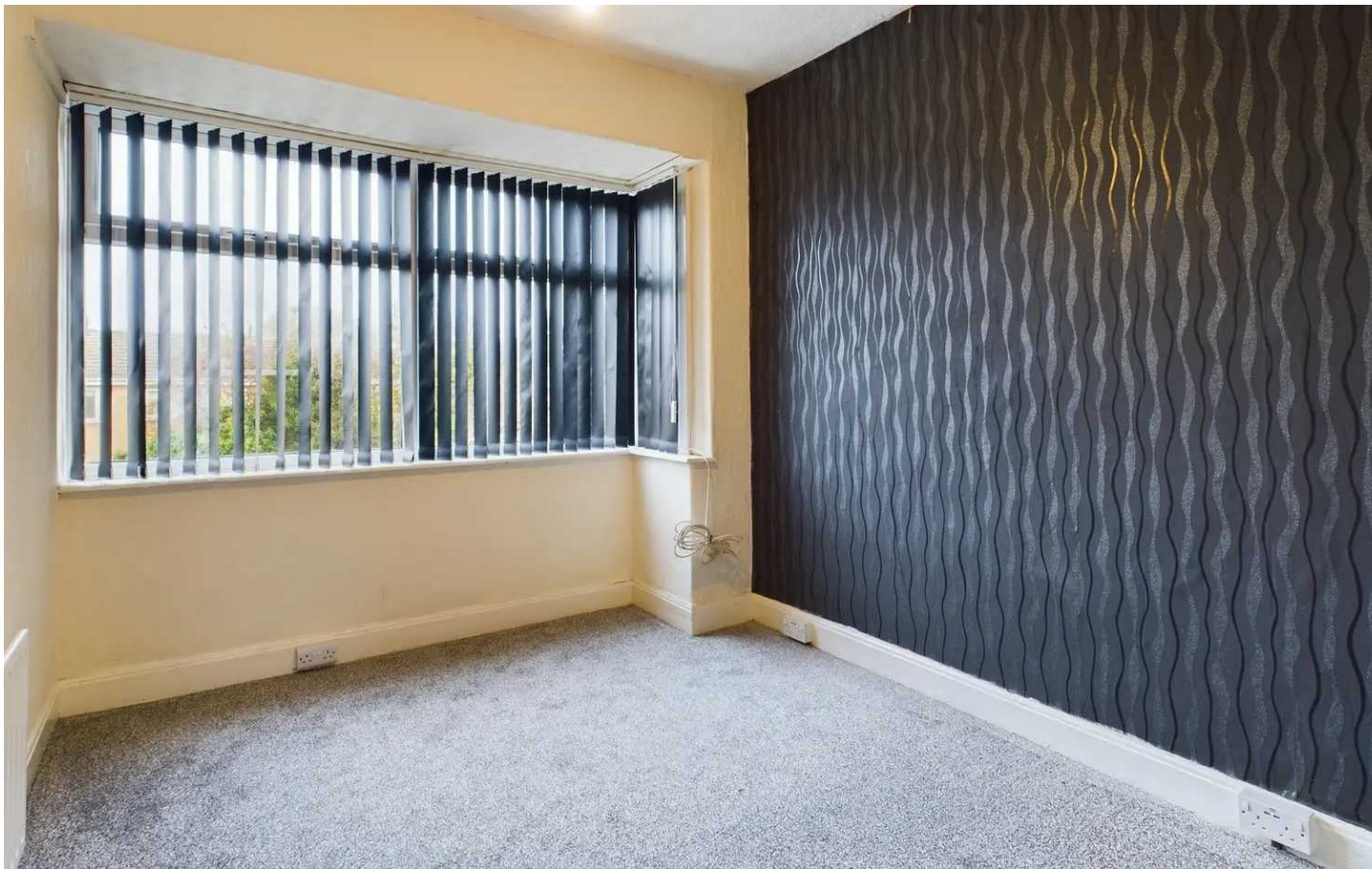
### **Kitchen**

12' 8" x 5' 1" (3.85m x 1.54m)

Fitted with a matching range of base and eye level units with round edge worktops, single drainer stainless steel sink with mixer tap. Gas point for cooker, plumbed for automatic washing machine and space for fridge. Radiator, wall mounted boiler, UPVC double glazed window to the side elevation and a UPVC double glazed door leads to the garden.







### First Floor Landing

Access to loft.

### Bedroom 1

11' 10" x 8' 9" (3.60m x 2.67m)

UPVC double glazed walk in bay window to the rear elevation, radiator.

### Bedroom 2

12' 0" x 8' 4" (3.67m x 2.55m)

UPVC double glazed window to the front elevation, radiator.

### Bedroom 3

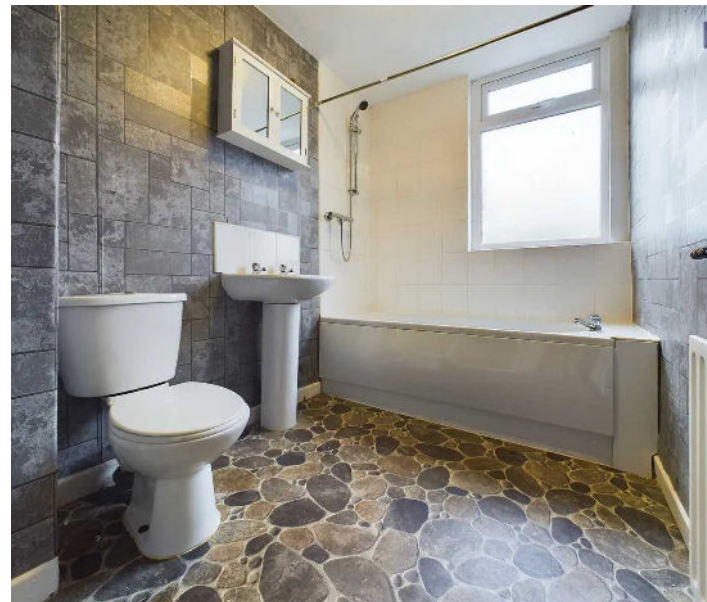
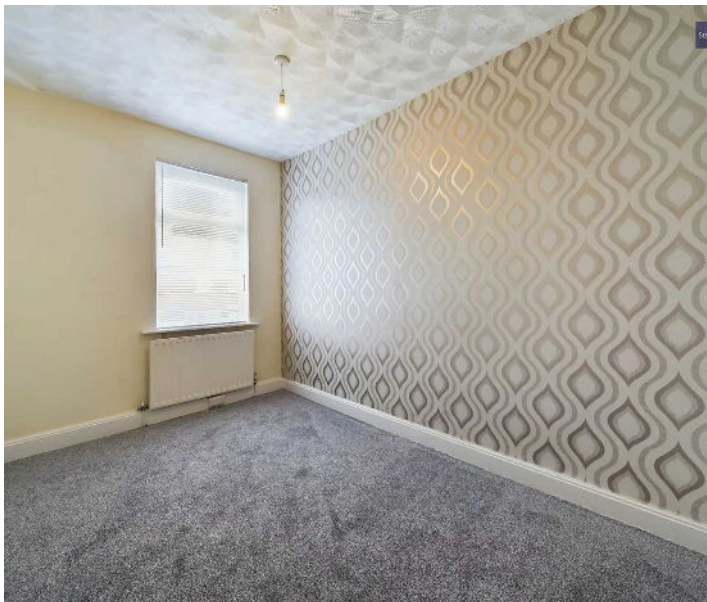
14' 11" x 6' 5" (4.55m x 1.95m)

UPVC double glazed window to the front elevation, radiator.

### Bathroom

10' 2" x 6' 2" (3.09m x 1.87m)

Fitted with a three-piece white suite comprising panelled bath with shower over, pedestal wash hand basin and low flush WC. Radiator, built-in storage cupboard with shelving. UPVC double opaque glazed window to the rear elevation.







### **FRONT GARDEN**

Front garden with gravelled area and pathway leading to front entrance door.

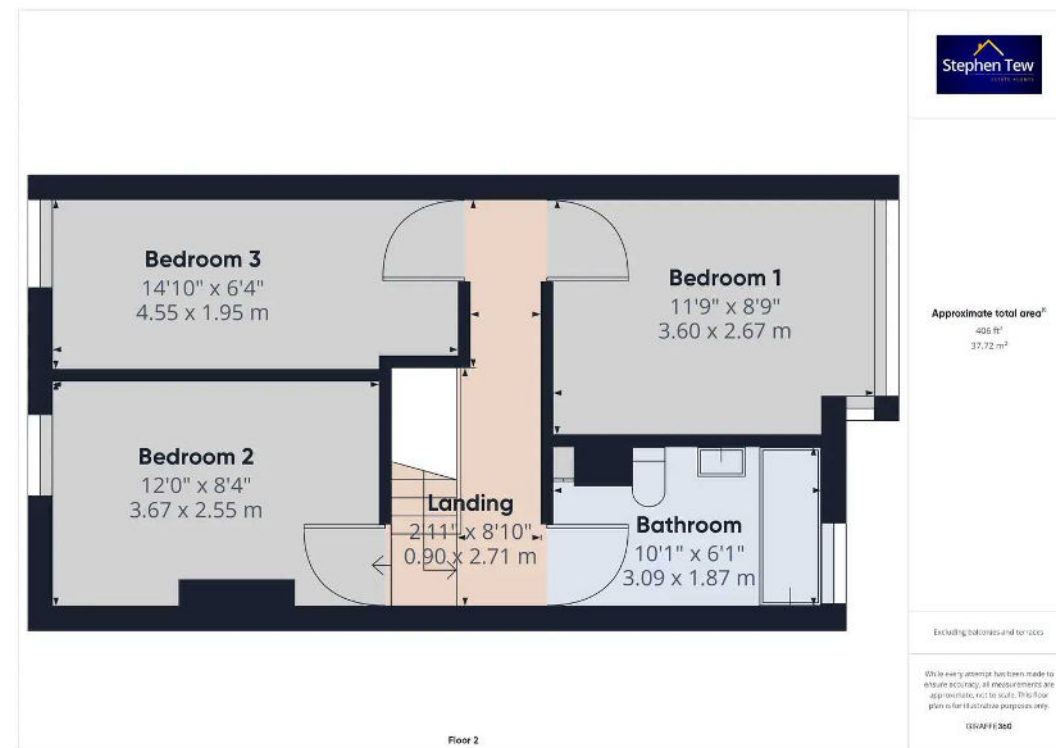
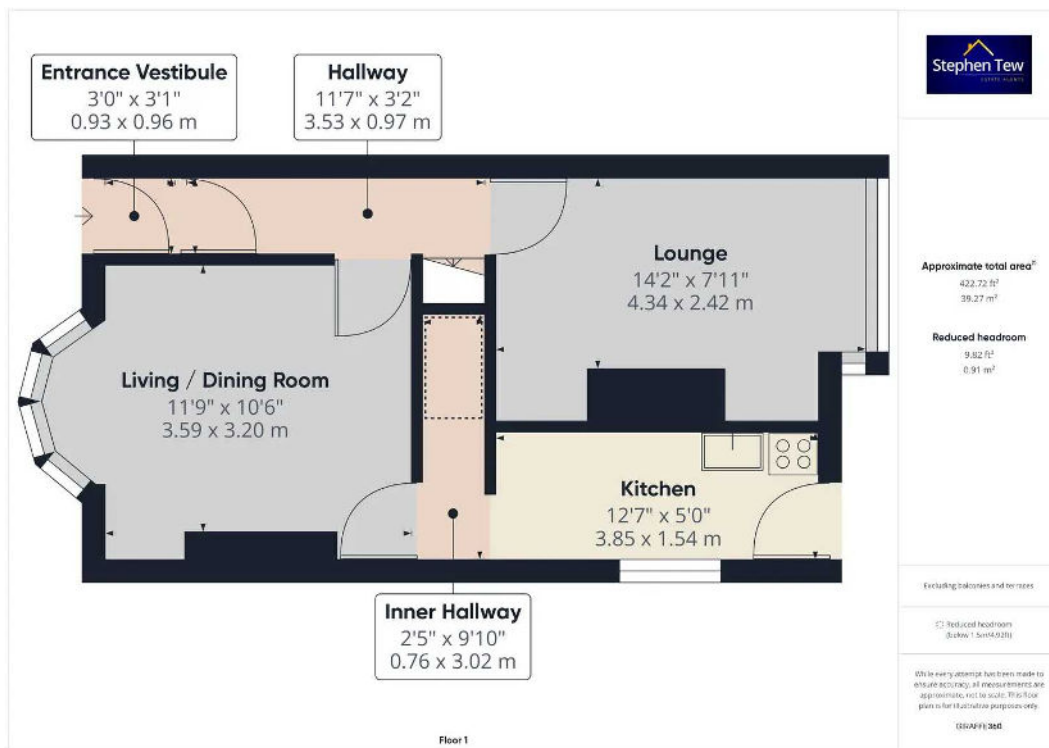
### **REAR GARDEN**

Enclosed rear garden with paved area, panelled fencing and wooden gated access.

### **ON STREET**

1 Parking Space









## Stephen Tew Estate Agents

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