

**Highbank Avenue, Blackpool**

Offers Over **£90,000**

# Highbank Avenue

## Blackpool

This 2 bedroom mid-terraced property offers a fantastic opportunity for first-time buyers or those looking to invest. With the added advantage of no chain, this property is ready for its new owners to move in and make it their own. The ground floor features a living room, a well-maintained kitchen/diner, office and a convenient ground floor WC. Additionally, there is a delightful conservatory, perfect for enjoying the natural light and providing extra living space. Upstairs you will find 2 good sized bedrooms and a family bathroom.

Moving outside, the property boasts a paved garden to the front and a private south-facing garden at the rear. For additional storage, there is a wooden shed, perfect for garden tools or bikes. A rear gate also provides convenient access to the property.

Viewing is highly recommended to appreciate the potential this home has to offer.

Council Tax band: A

Tenure: Freehold

- No Chain
- Conservatory
- Ground Floor WC
- South Facing Garden





#### **Entrance Hallway**

3' 6" x 2' 7" (1.07m x 0.79m)

Meter cupboard.

#### **Lounge**

13' 4" x 10' 8" (4.06m x 3.25m)

UPVC double glazed bay window to the front elevation, radiator, electric fire. Door leading into kitchen/diner.

#### **Kitchen/Diner**

9' 4" x 13' 5" (2.84m x 4.09m)

Matching range of base and wall units with fitted worktops, integrated electric oven and four ring hob with extractor hood, sink with draining board and mixer tap. Laminate flooring, flushed ceiling spotlights and access to under stairs storage cupboard.

#### **Office**

5' 0" x 7' 7" (1.52m x 2.32m)

UPVC double glazed window to the rear elevation, radiator. Access to ground floor WC.

#### **WC**

3' 2" x 5' 6" (0.97m x 1.67m)

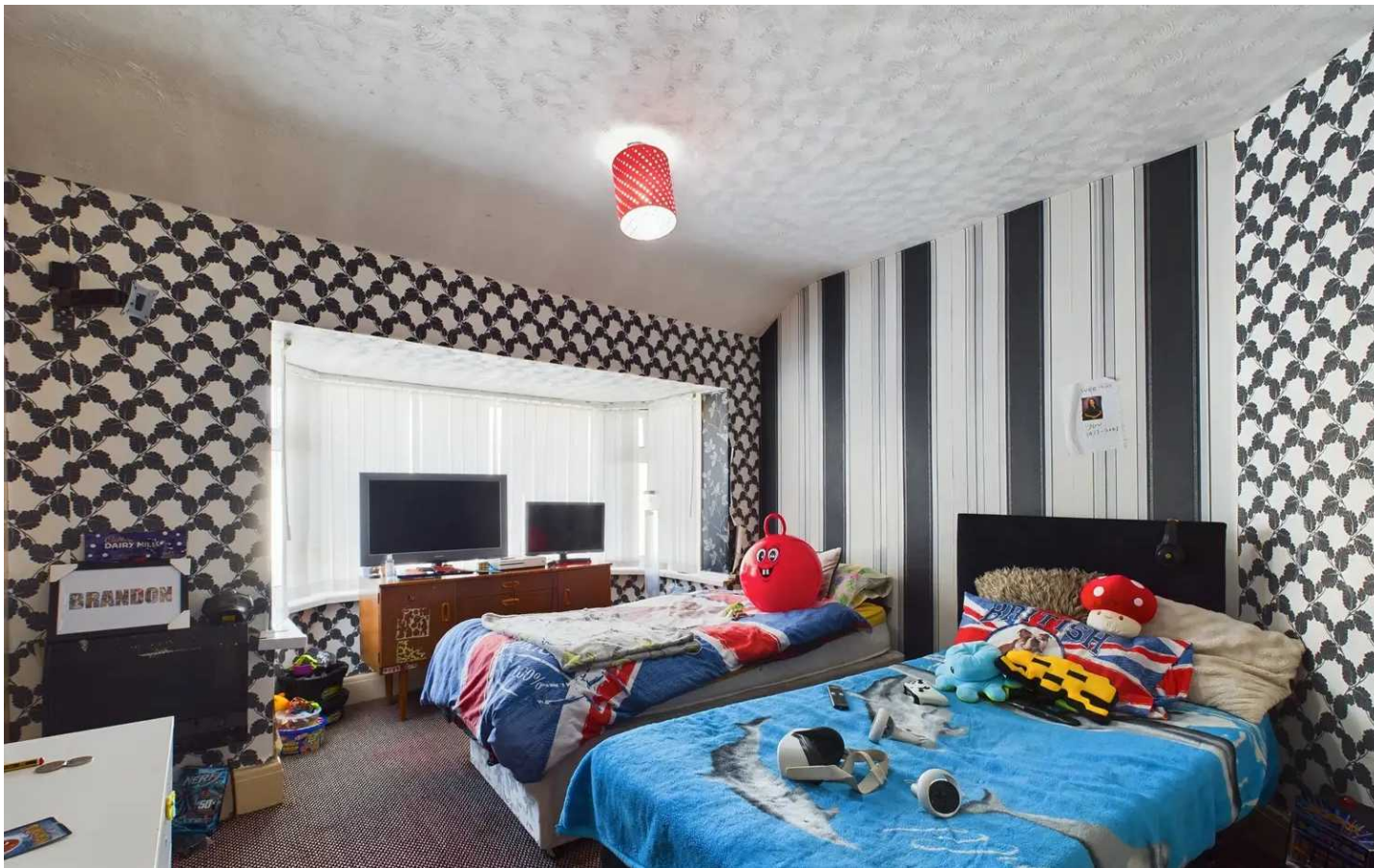
Ground floor WC and wash basin.

#### **Conservatory**

8' 2" x 11' 0" (2.48m x 3.36m)

UPVC double glazed windows and door leading onto the garden. Laminate flooring.





### Landing

3' 2" x 4' 2" (0.97m x 1.27m)

Loft access.

### Bedroom 1

13' 11" x 11' 1" (4.25m x 3.38m)

UPVC double glazed bay window to the front elevation, radiator and built in cupboards with hanging rails.

### Bedroom 2

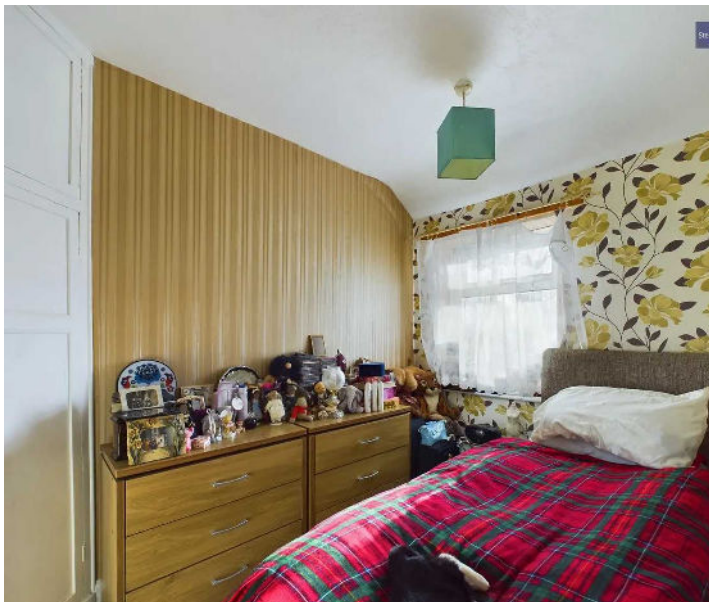
9' 7" x 6' 8" (2.92m x 2.02m)

UPVC double glazed window to the rear elevation, radiator and built in storage cupboards.

### Bathroom

6' 9" x 5' 10" (2.05m x 1.77m)

Three piece suite comprising of low flush WC, wash basin and panelled bath with overhead shower attachment. Heated towel rail, floor to ceiling tiles and uPVC double glazed opaque window to the rear elevation.





### **FRONT GARDEN**

Paved garden to the front.

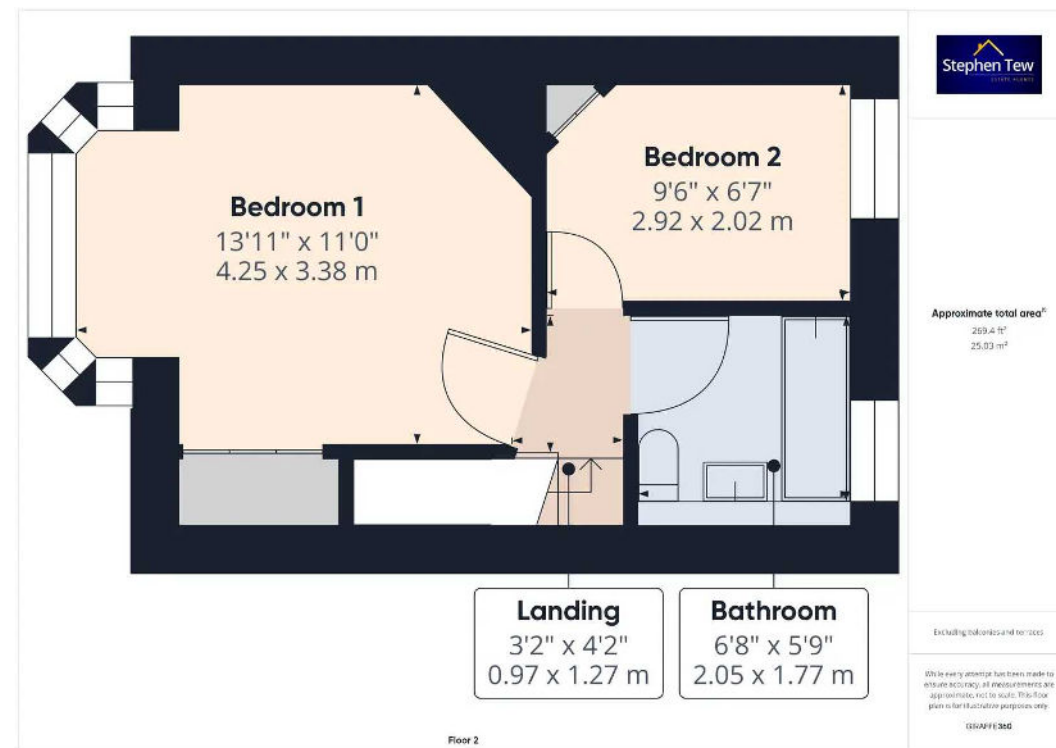
### **REAR GARDEN**

Enclosed south facing garden to the rear with wooden shed for storage and rear gate for access.

### **ON STREET**

1 Parking Space







## Stephen Tew Estate Agents

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

01253 401111

[info@stephentew.co.uk](mailto:info@stephentew.co.uk)

[www.stephentew.co.uk](http://www.stephentew.co.uk)

