



**Kenwyn Avenue, Blackpool**

Offers Over **£300,000**

# Kenwyn Avenue

## Blackpool

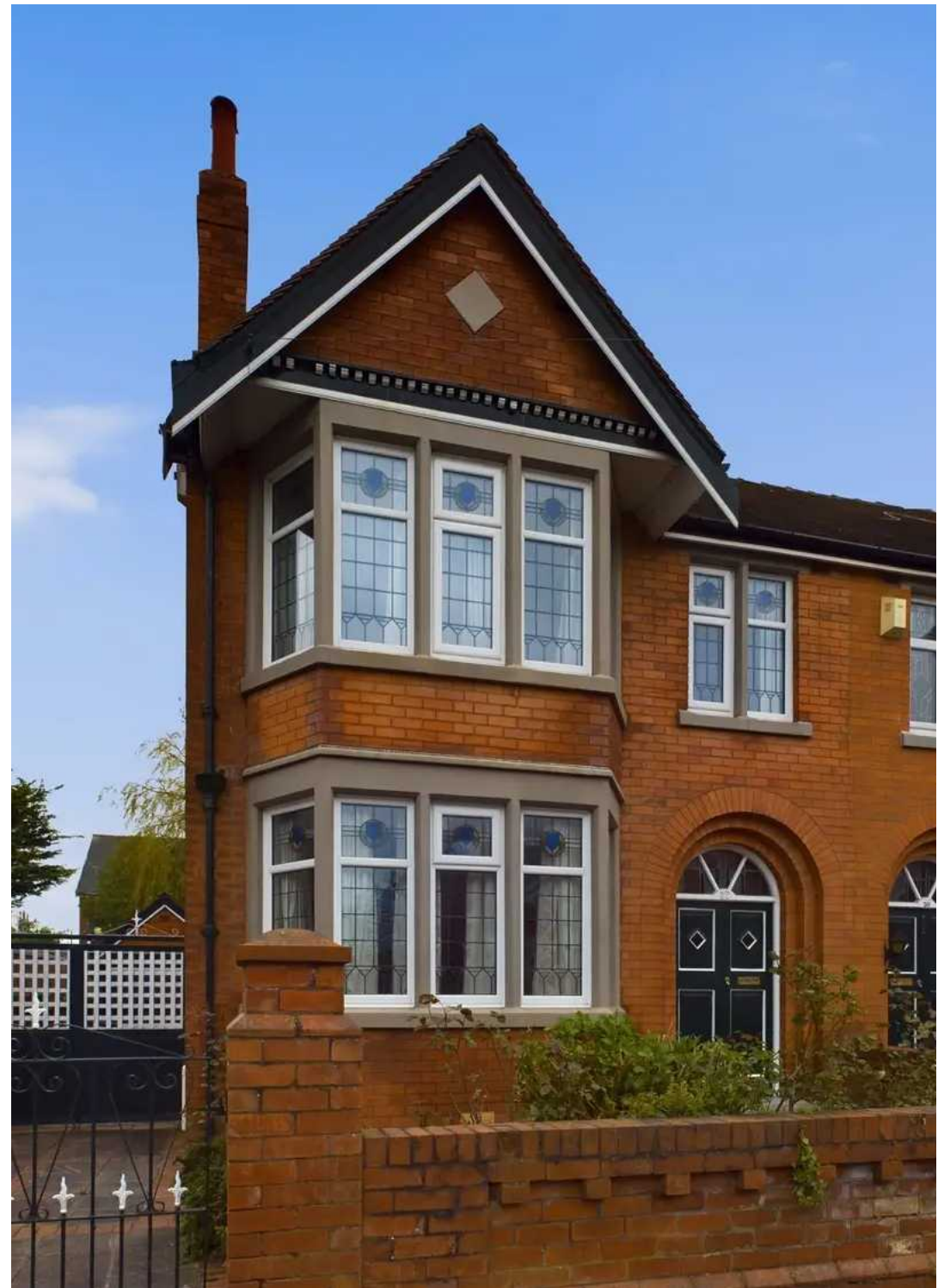
This spacious 4 bedroom semi-detached house, being offered to the market with no onward chain, presents a prime opportunity for families and professionals alike. The property features a well-designed layout which includes a spacious hallway, inviting lounge, formal dining room, conservatory, fitted kitchen, and a convenient ground floor WC. Upstairs, you will find a landing leading to four generously sized bedrooms, a 3-piece bathroom suite, and a separate WC. Situated in a sought-after location near Stanley Park and various local amenities, the residence boasts a range of additional comforts such as a boarded loft with pull-down ladders, and a garage equipped with water supply, light, and power. The property also benefits from triple-glazed windows at the front and double-glazed windows throughout, all renewed just five years ago.

Outside, the property offers a delightful blend of low-maintenance living and green space with a paved garden to the front accompanied by a driveway for convenient parking. A lovely enclosed garden to the rear provides an idyllic setting with a lush lawn, charming flower borders, and seamless access to the garage—an ideal space for relaxing, entertaining, and enjoying the outdoors with family and friends.

Council Tax band: E

Tenure: Freehold

- No Onward Chain
- Hallway, Lounge, Dining Room, Conservatory, Kitchen, GF WC
- Landing, 4 Bedrooms, 3 piece suite Bathroom, Separate WC
- Close Proximity to Stanley Park and other local amenities





**Entrance vestibule**  
2' 0" x 6' 11" (0.61m x 2.11m)

**Hallway**

**Lounge**  
17' 9" x 12' 4" (5.40m x 3.76m)

**Dining Room**  
17' 7" x 11' 4" (5.36m x 3.46m)

**Conservatory**  
7' 4" x 9' 7" (2.24m x 2.91m)

**Kitchen**  
20' 4" x 8' 1" (6.19m x 2.47m)

**Wc**  
3' 5" x 4' 8" (1.03m x 1.43m)

**Landing**

**Bedroom 1**  
18' 0" x 12' 4" (5.48m x 3.77m)

**Bedroom 2**  
17' 6" x 10' 4" (5.33m x 3.15m)

**Bedroom 3**  
9' 7" x 7' 0" (2.93m x 2.13m)

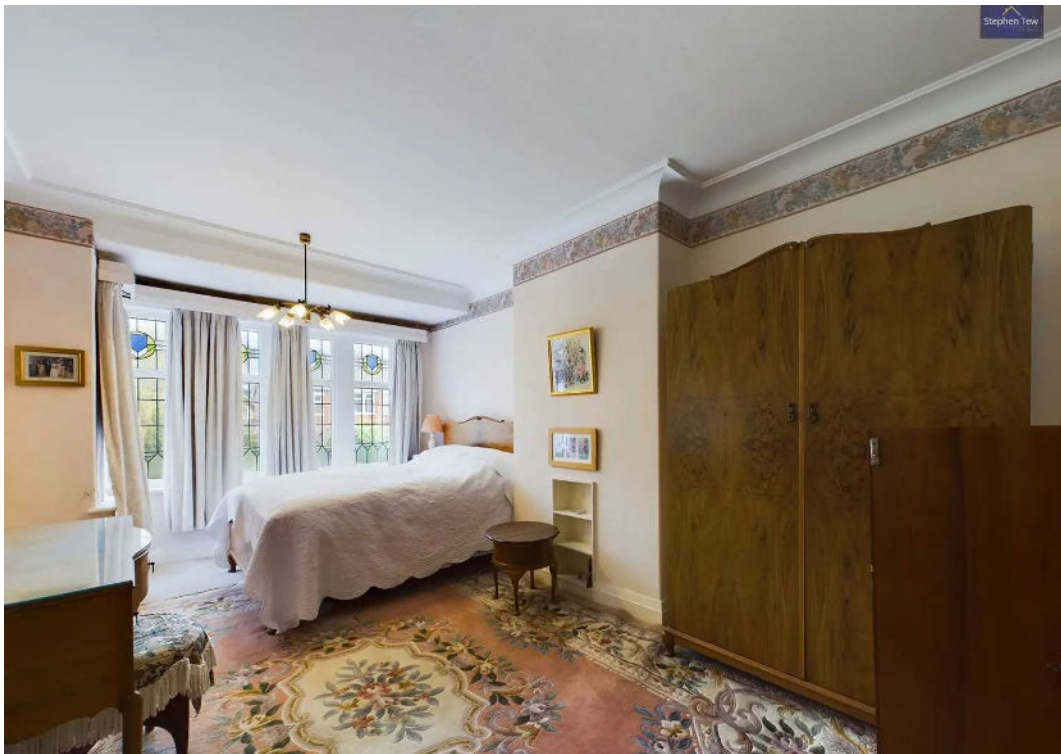
**Bedroom 4**  
6' 9" x 9' 0" (2.07m x 2.75m)

**Bathroom**  
8' 7" x 5' 10" (2.62m x 1.79m)

**Wc 2**  
2' 7" x 5' 9" (0.79m x 1.75m)









#### **FRONT GARDEN**

Low maintenance paced garden to turn front with driveway.

#### **REAR GARDEN**

Enclosed garden to the rear with laid to lawn, flower borders, apple and plum trees and access to the garage.

#### **GARAGE**

Single Garage

#### **DRIVEWAY**

1 Parking Space







## Stephen Tew Estate Agents

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