



Orchard Avenue, Blackpool

Offers Over £200,000

Orchard Avenue

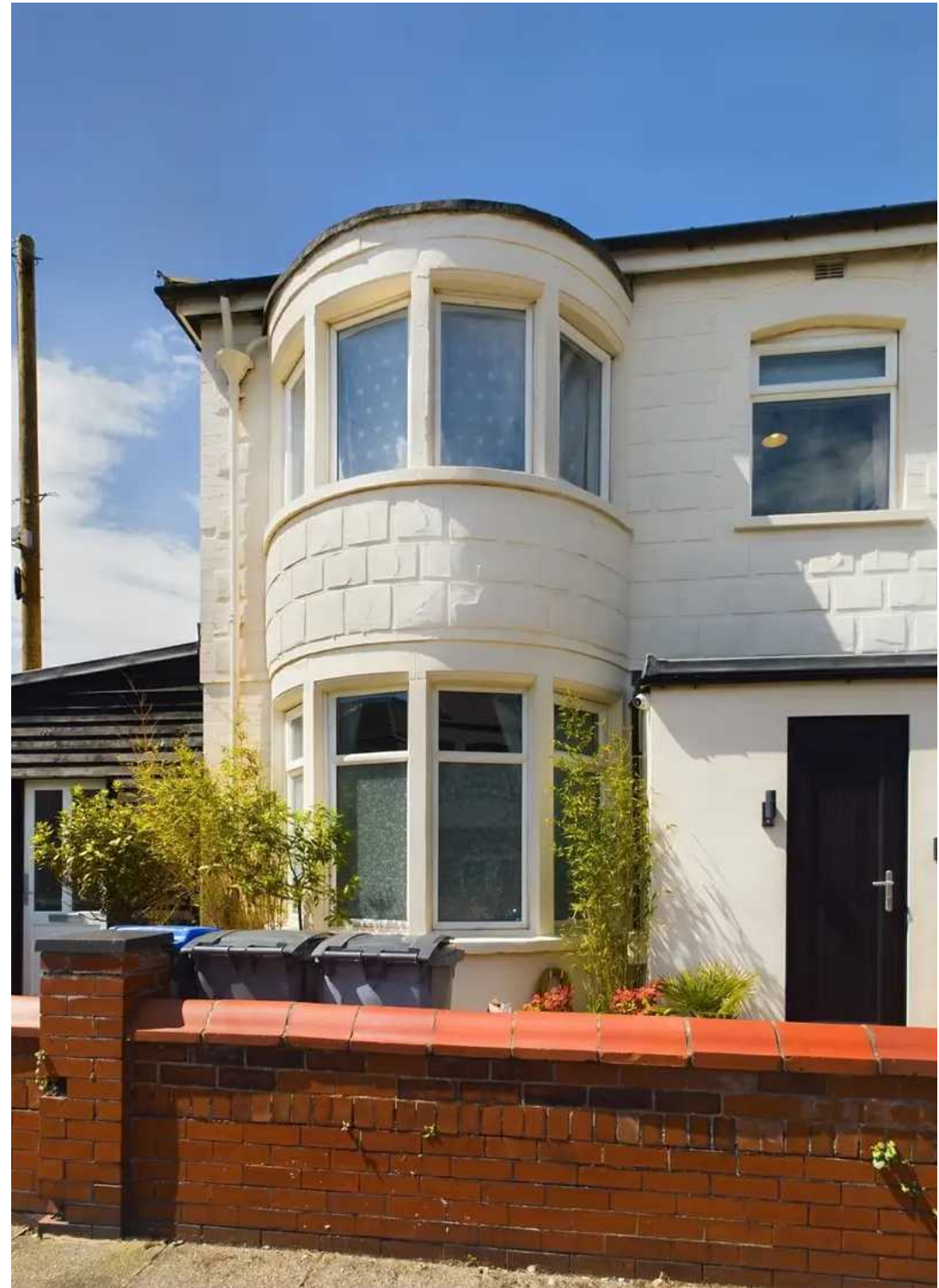
Blackpool

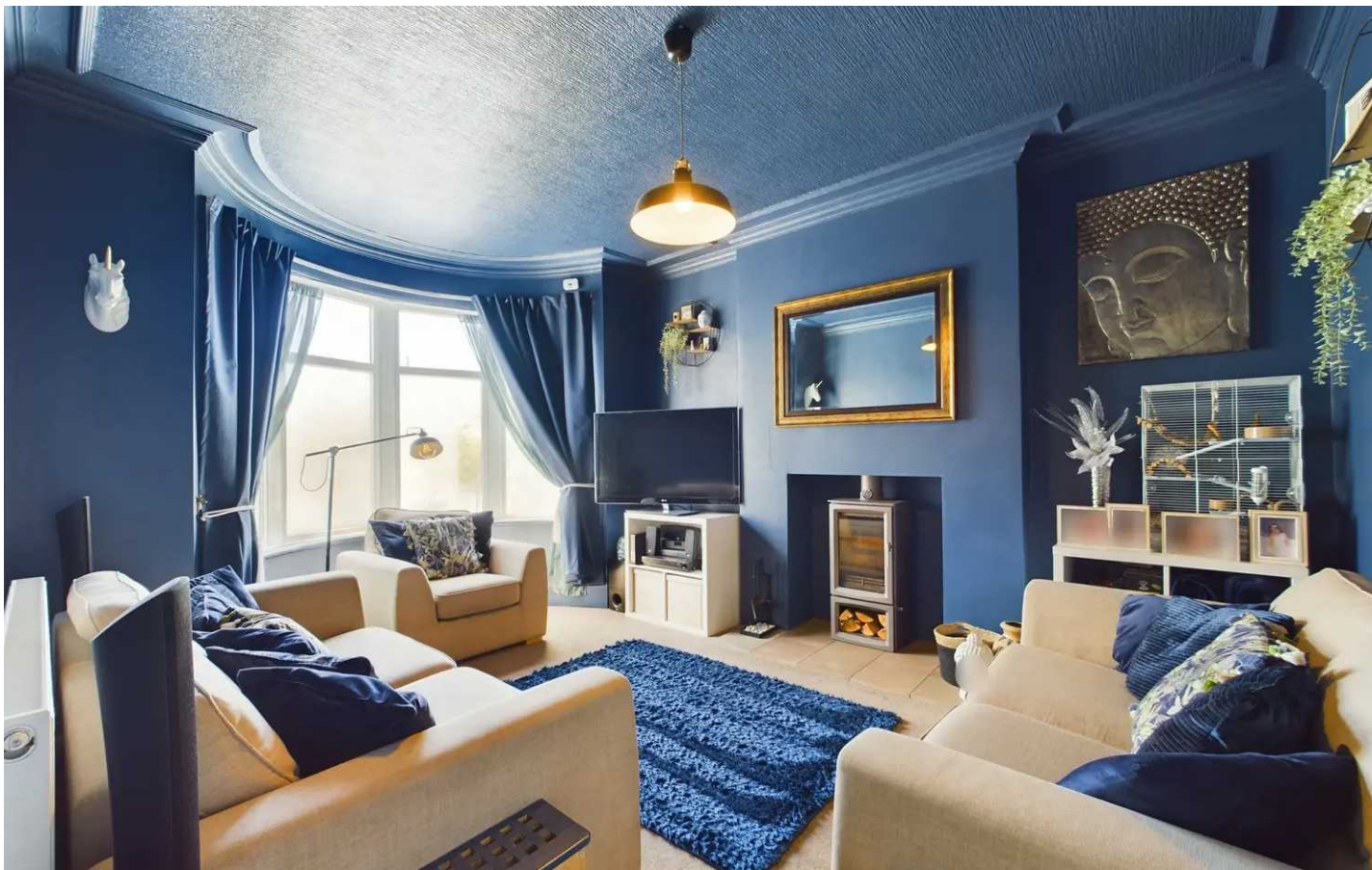
Presenting a truly exceptional 4 bedroom end of terrace property, this residence offers a harmonious blend of modern living spaces and high-quality finishes. Upon entering, a hallway leads to the inviting lounge adorned with a charming log burner, continuing through to the open plan kitchen/diner boasting integrated appliances, patio doors opening onto the garden, and a convenient ground floor WC. Ascend upstairs to discover 3 bedrooms, a family bathroom with a stylish 3-piece suite, and a loft room accessed via a staircase, ideal for storage or an office space. Additionally, a separate annexe awaits, featuring a kitchen, shower room, and a spacious lounge/diner/4th bedroom, complete with electric heating, UPVC double glazed windows, and a private garden area.

Designed for both relaxation and entertainment, the outdoor area complements the interior with a flagged garden to the front, providing access to a wooden storage room running the length of the property, ideal for storage or potential conversion. To the rear, a beautifully landscaped private garden awaits, showcasing flagstones, an artificial lawn, a soothing feature pond, external power points, and seamless access to the annexe. Situated on a generous corner plot and in close proximity to local amenities, schools, and shops, this property epitomises comfortable living in a convenient location.

Council Tax band: A

Tenure: Freehold





Hallway
16' 4" x 6' 0" (4.97m x 1.84m)

Lounge
12' 6" x 10' 8" (3.82m x 3.24m)

Kitchen/Diner
13' 4" x 16' 10" (4.06m x 5.13m)

GF WC
3' 8" x 2' 8" (1.11m x 0.81m)

Landing
9' 0" x 3' 8" (2.74m x 1.12m)

Bedroom 1
12' 6" x 11' 2" (3.81m x 3.40m)

Bedroom 2
13' 5" x 11' 3" (4.09m x 3.43m)

Bedroom 3
8' 8" x 6' 4" (2.64m x 1.94m)

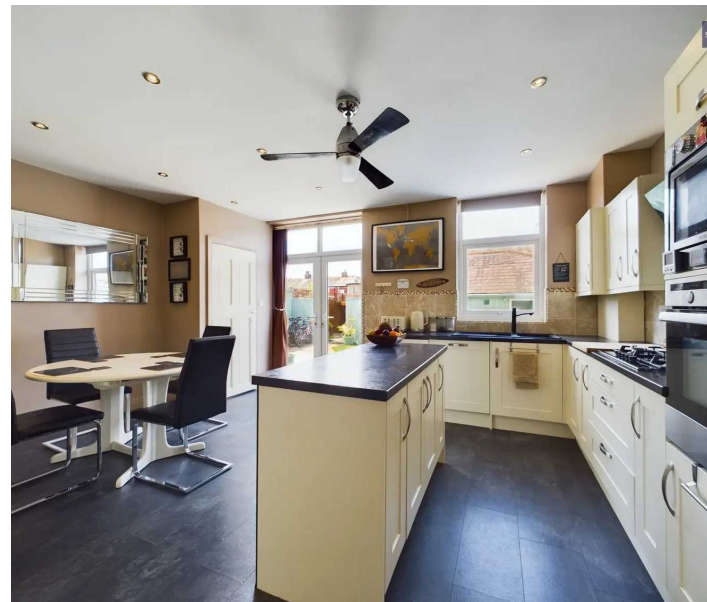
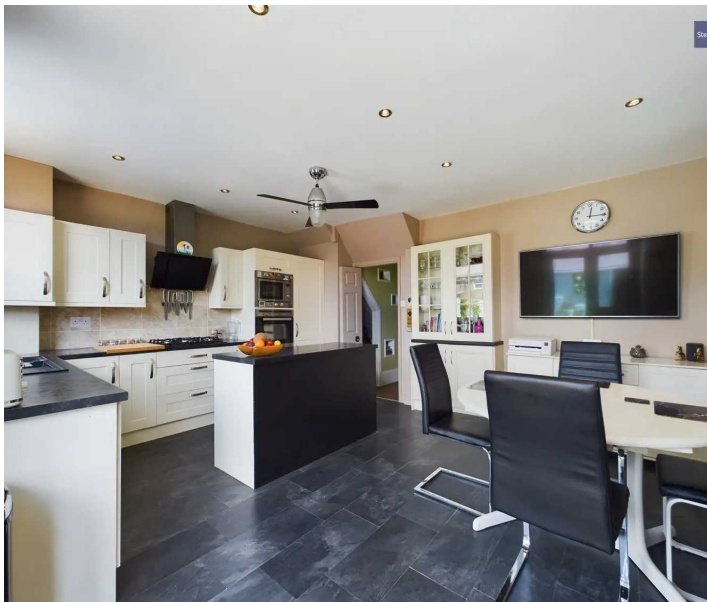
Bathroom
8' 8" x 6' 4" (2.63m x 1.92m)

Loft Room
12' 2" x 12' 3" (3.72m x 3.73m)

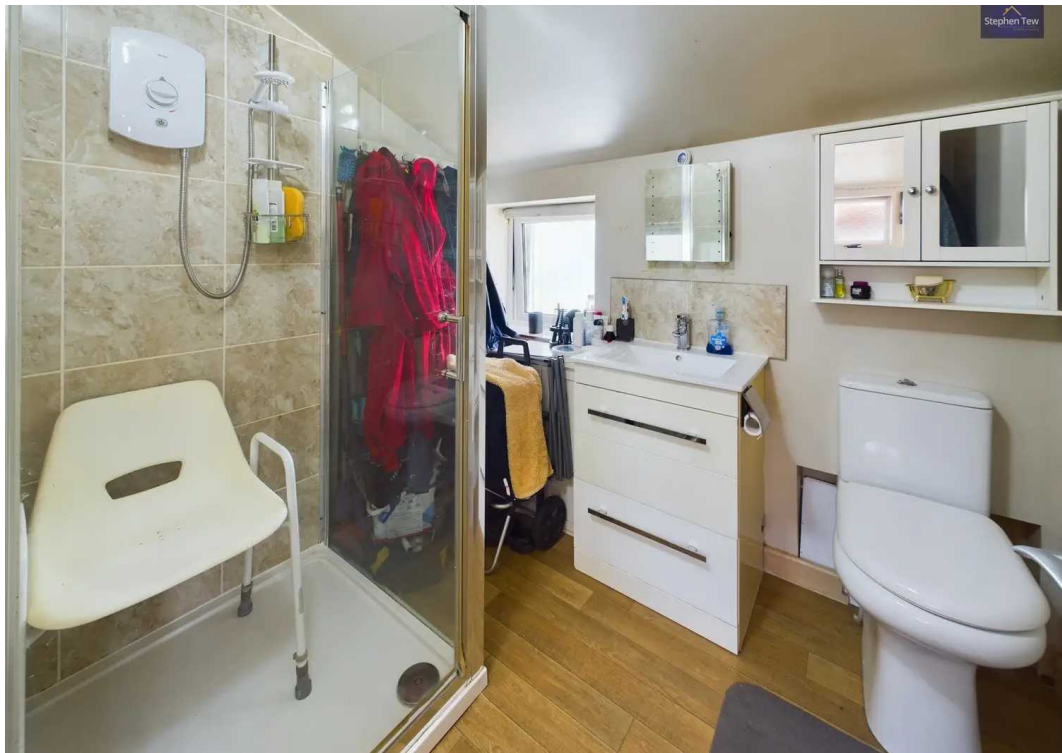
Annex;

Kitchen/Bedroom/Living Area
17' 7" x 16' 0" (5.36m x 4.89m)

Shower Room
6' 2" x 7' 3" (1.89m x 2.20m)









FRONT GARDEN

Flagged garden with access to side storage room.

REAR GARDEN

Beautifully designed private garden to the rear with flagstones, artificial lawn, feature pond, external power points and access to the separate Annex.

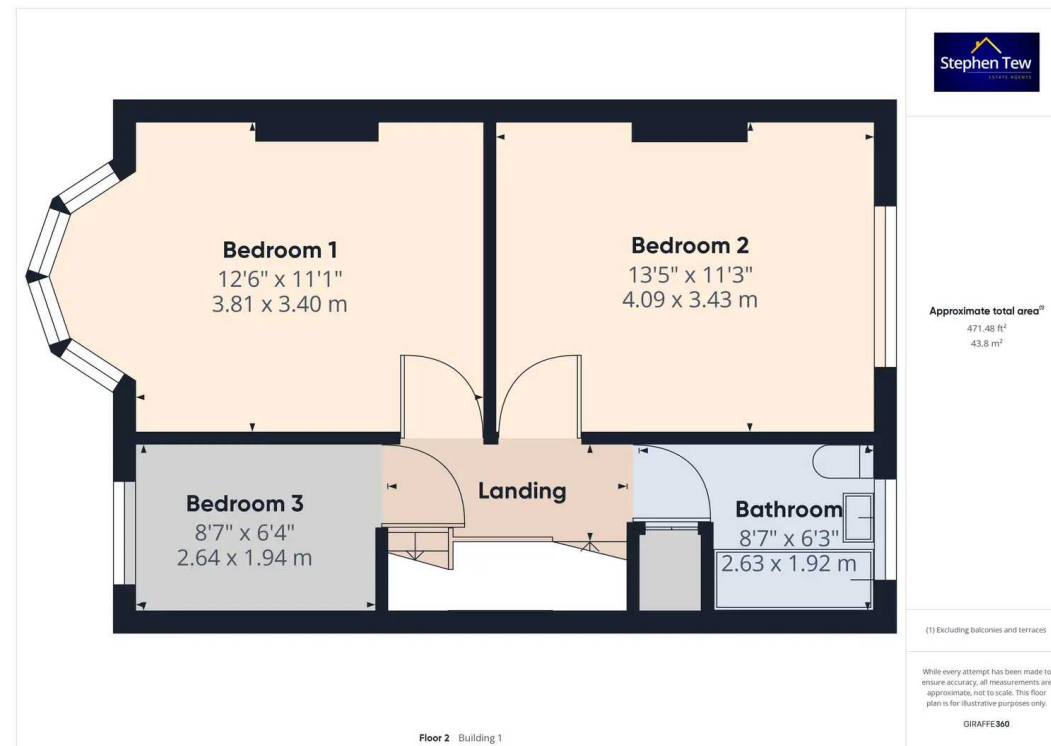
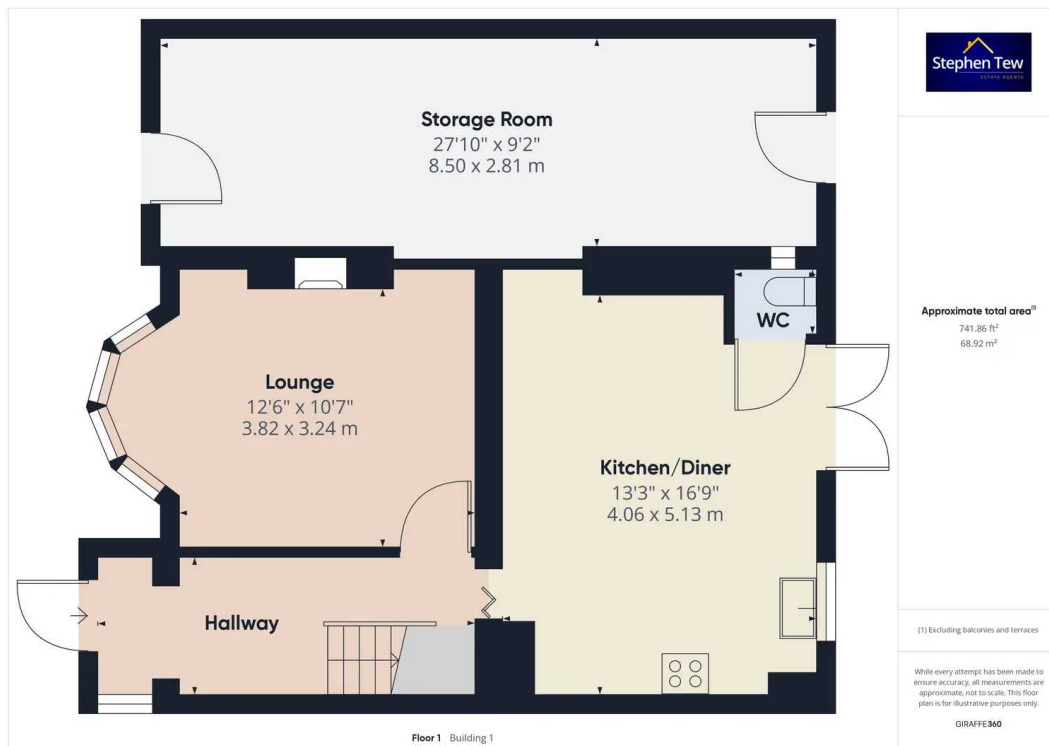
Allocated parking

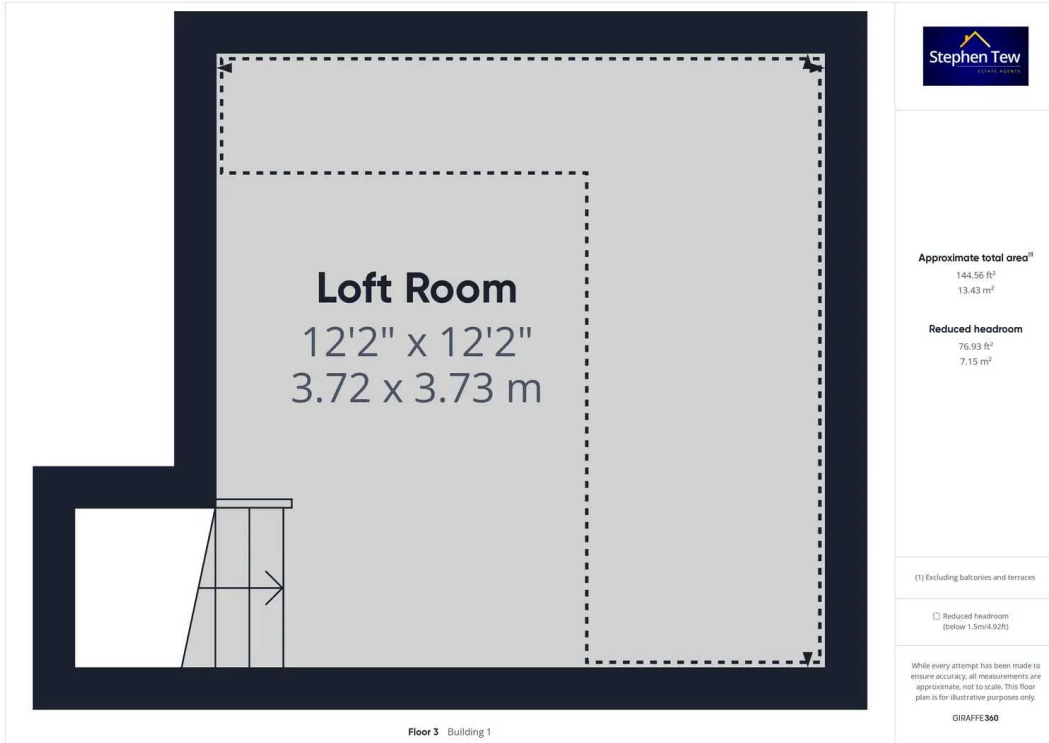
1 Parking Space

Allocated parking

- Hallway, Lounge with log burner, open plan Kitchen/Diner with integrated oven, 5 ring gas hob, microwave, dishwasher, fridge, freezer and featuring patio doors leading onto the garden, GF WC
- 3 Bedrooms, 3 piece suite family Bathroom and Loft room accessible via a staircase
- Separate Annex with Kitchen, Shower Room and 4th Bedroom/Lounge/Diner with pull down bed. Electric heating and power supply. UPVC double glazed windows and patio door opening up to private garden
- Wooden storage room to the side spanning the length of the property, ideal for storage or potential conversion
- Corner plot with private garden to the rear
- Close proximity to local schools, shops and amenities
- Separate Council Tax for Annex (Band A, 50% discount applies)
- Allocated parking to the side of the property where there is a dropped kerb









Stephen Tew Estate Agents

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

01253 401111

info@stephentew.co.uk

www.stephentew.co.uk

