



13 Sherwood Avenue, Blackpool

Blackpool

Offers Over **£110,000**

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13 Sherwood Avenue

Blackpool, Blackpool

This attractive three bedroom semi detached house is situated in a popular residential location, offering a well-planned layout ideal for modern family living. Upon entering the property, you are welcomed by the entrance hallway that leads through to a bright and comfortable lounge, perfect for relaxing or entertaining guests. The dining kitchen is thoughtfully designed, featuring ample space for both dining and cooking, with contemporary fittings and direct access to the rear garden. Upstairs, the landing provides access to three well-proportioned bedrooms, each offering flexibility for use as bedrooms, home office, or nursery. The family bathroom is fitted with a modern suite, ensuring comfort and convenience for all residents. The property is presented in good decorative order throughout, making it ready for immediate occupation and enjoyment.

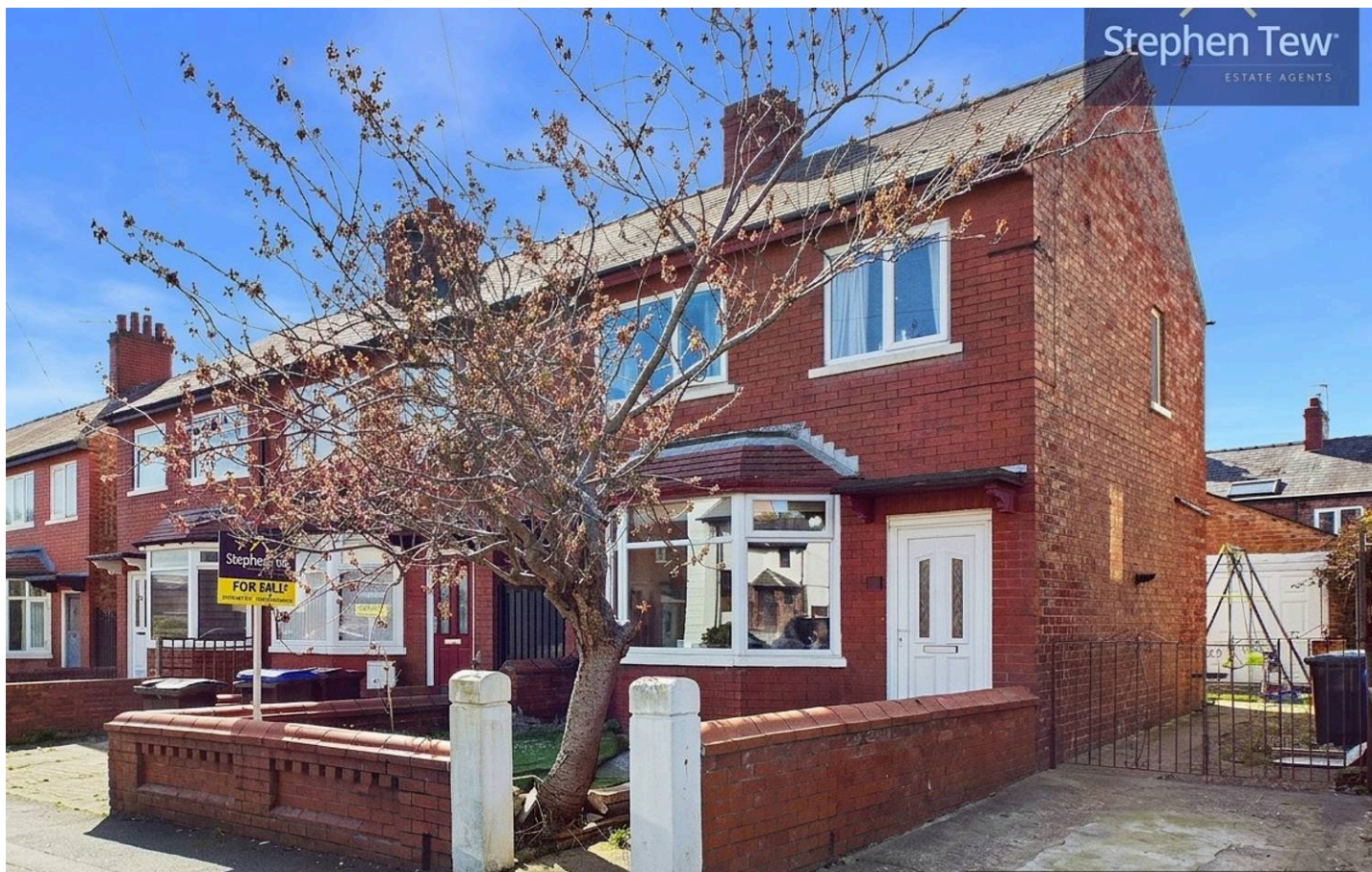
Externally, the house benefits from a generous west facing rear garden, providing an ideal spot for outdoor dining, family gatherings, or simply enjoying the afternoon sun. At the rear of the property, a double garage provides secure parking and additional storage, a valuable asset for families with multiple vehicles or those requiring extra space for hobbies and equipment. The garden is enclosed by fencing, ensuring privacy and safety for children and pets. The front of the property features a low maintenance garden area, with a pathway leading to the entrance, and there is further on-street parking available for visitors. This property combines comfortable indoor living with generous outdoor space, making it an excellent choice for families or anyone seeking a home in a sought-after location. Early viewing is highly recommended to appreciate all that this delightful home has to offer.

Council Tax band: B

Tenure: Freehold

- Semi Detached House in a residential location
- Entrance Hallway, Lounge, Dining Kitchen
- Landing, 3 Bedrooms, Bathroom
- West Facing Rear Garden
- Double Garage situated at the rear of the property





Entrance Hallway
4' 6" x 3' 3" (1.36m x 0.99m)

Lounge
14' 6" x 11' 1" (4.43m x 3.37m)

Dining Kitchen
9' 11" x 13' 11" (3.03m x 4.23m)

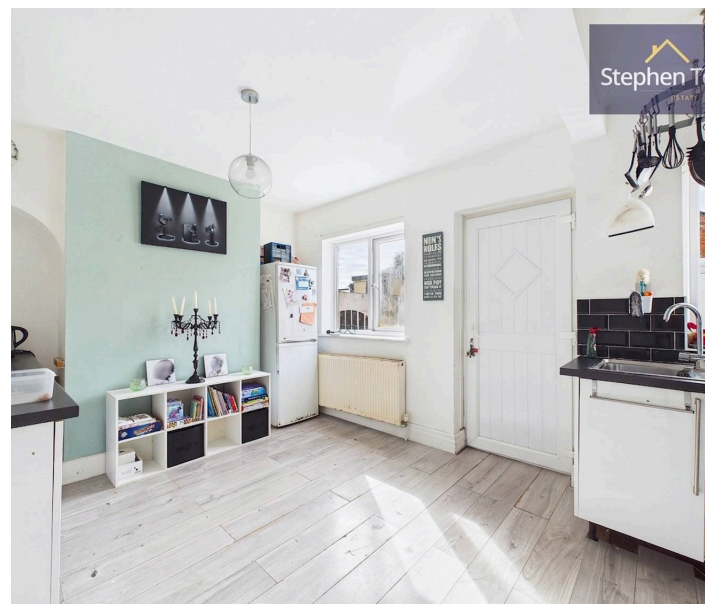
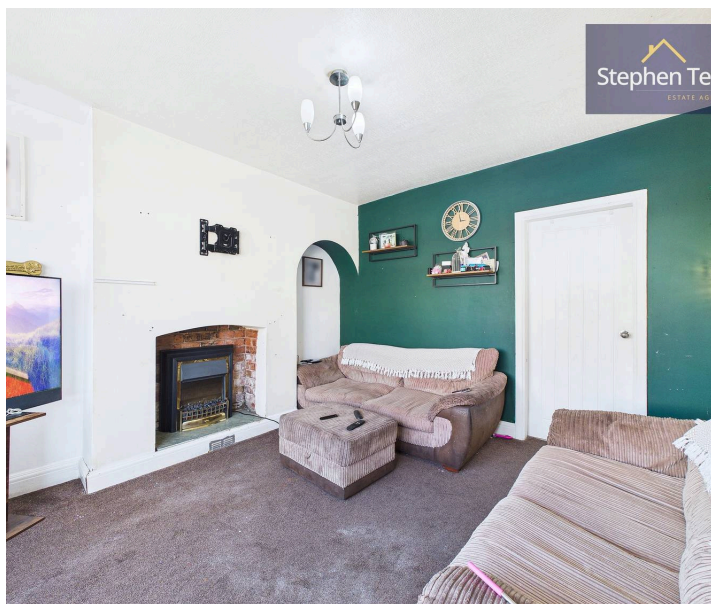
Landing
7' 8" x 5' 11" (2.34m x 1.81m)

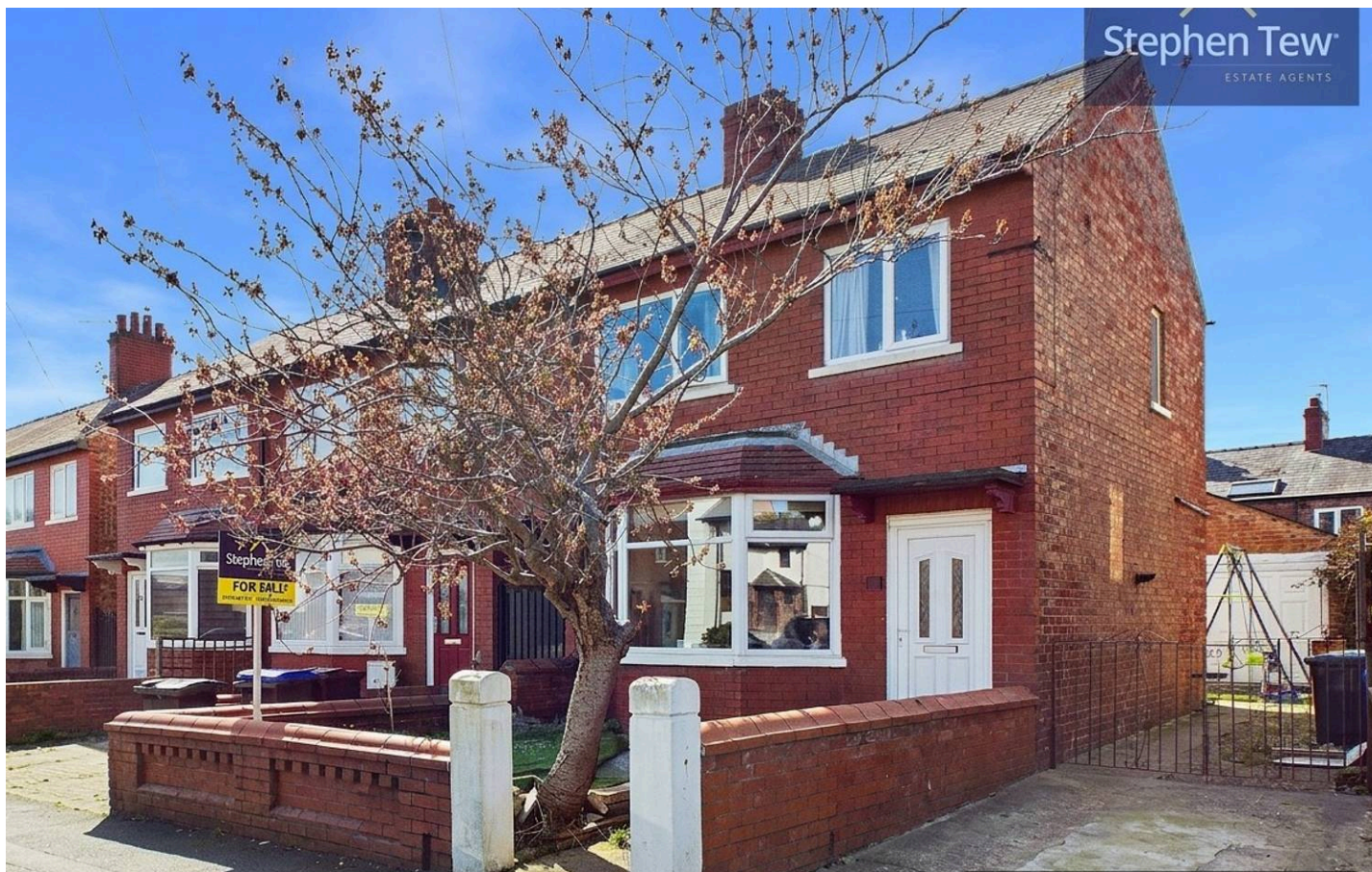
Bedroom 1
11' 11" x 12' 1" (3.63m x 3.68m)

Bedroom 2
9' 11" x 13' 11" (3.01m x 4.24m)

Bedroom 3
7' 11" x 7' 11" (2.42m x 2.42m)

Bathroom
5' 10" x 5' 10" (1.79m x 1.77m)





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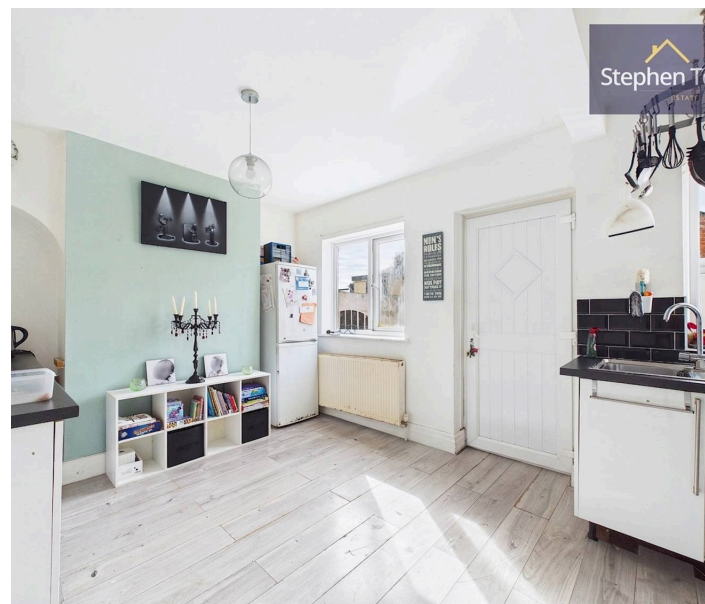
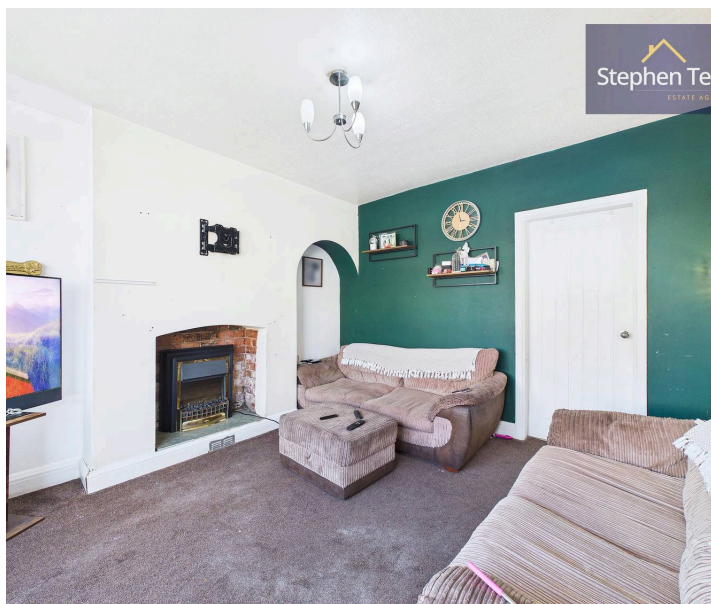
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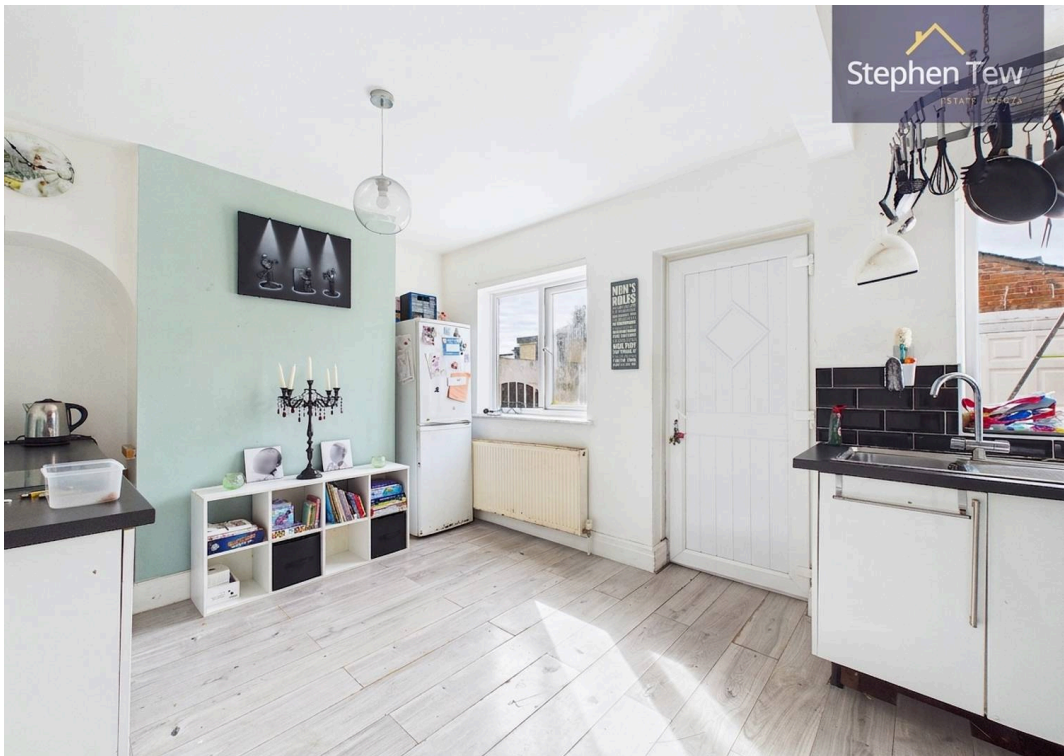
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Stephen Tew
ESTATE AGENTS

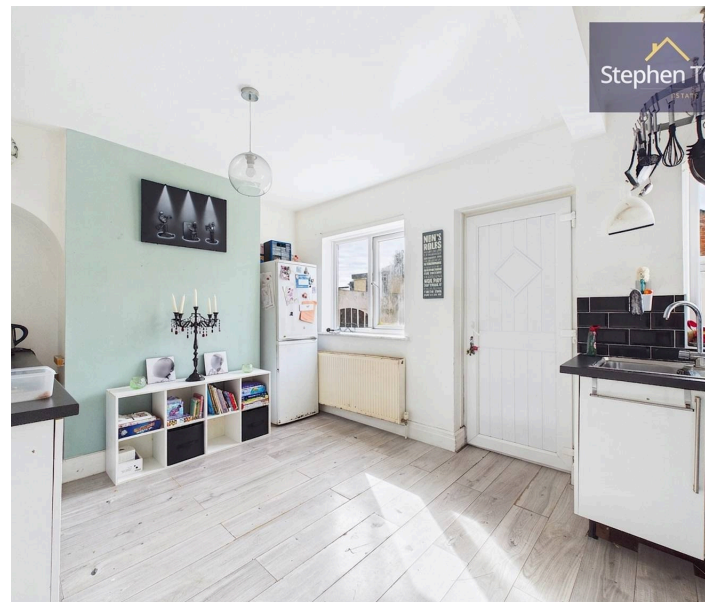
REAR GARDEN

DOUBLE GARAGE

2 Parking Spaces



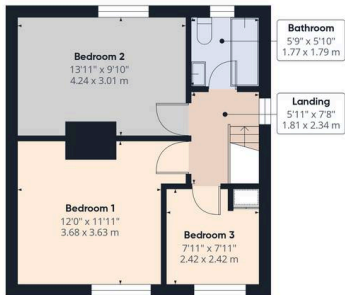
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Floor 1



Floor 2



Approximate total area⁽¹⁾
741 ft²
69.1 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 1



Approximate total area⁽¹⁾
338 ft²
31.5 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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Stephen Tew Estate Agents

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

01253 401111

info@stephentew.co.uk

www.stephentew.co.uk

