



50 Kingston Avenue, Blackpool

Blackpool

Offers Over **£160,000**

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Blackpool, Blackpool

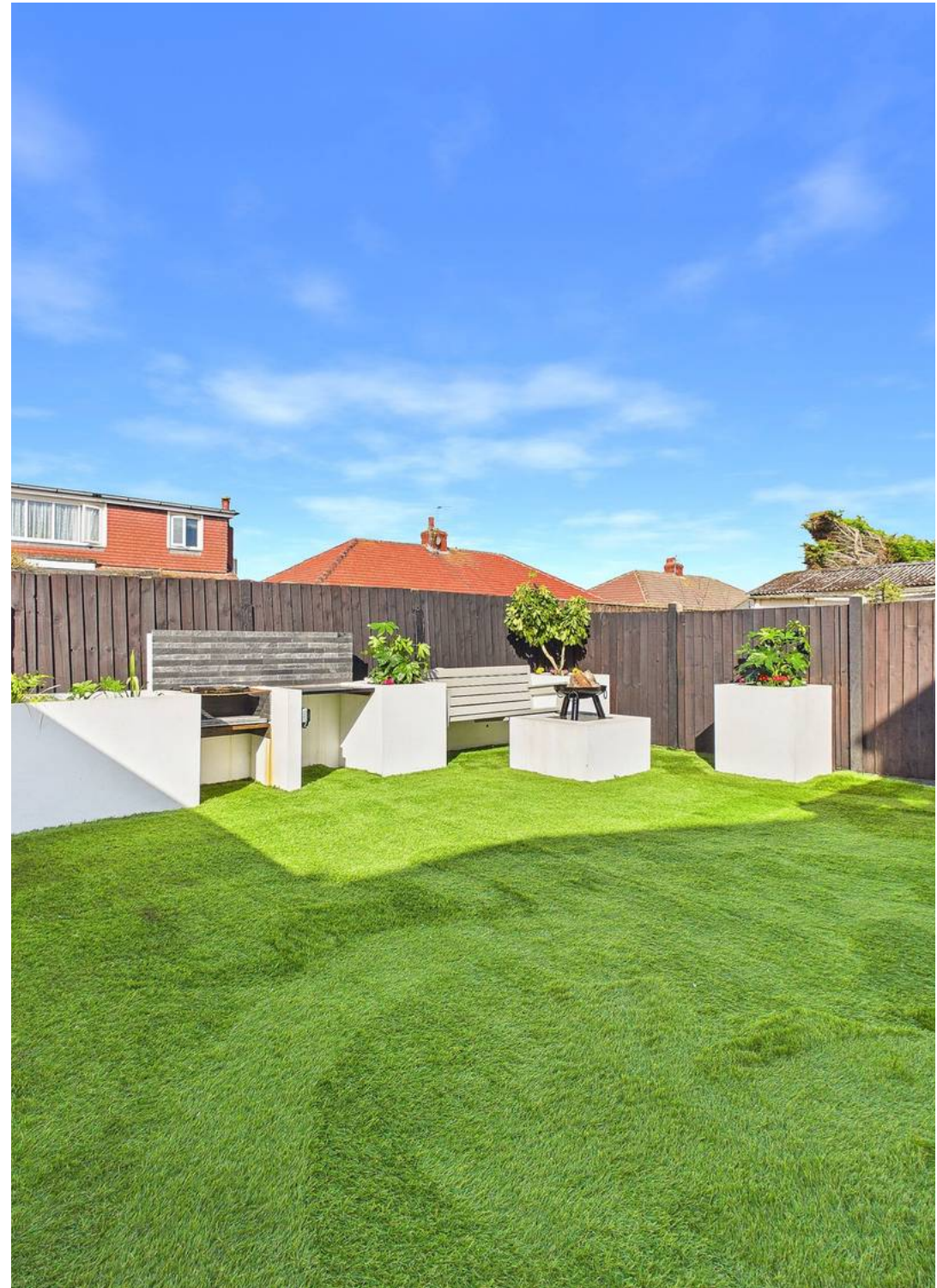
This beautifully presented three bedroom semi detached house is situated in a desirable residential location, offering an excellent blend of comfort and practicality for modern family living. Upon entering the property, you are greeted by an entrance vestibule leading to a welcoming hallway, with a convenient WC located off the hall. The spacious lounge provides a relaxing retreat, while the contemporary dining kitchen is enhanced by a charming wood burner (open fire), creating a warm and inviting atmosphere for family meals and entertaining. The kitchen opens into a bright conservatory, which serves as a versatile space for dining or relaxing with views over the garden. Upstairs, the landing leads to three well-proportioned bedrooms and a stylish family bathroom. The property also benefits from a boarded loft with a pull down ladder, providing valuable additional storage or potential for further development (subject to the necessary permissions). With gas central heating throughout, this freehold home is offered with no onward chain, making it an ideal choice for buyers seeking a straightforward move.

Externally, the property boasts a private north west facing rear garden, designed for low maintenance enjoyment. The garden provides an excellent setting for outdoor dining and relaxation, with a secure and enclosed space that is perfect for children or pets. The driveway to the front of the property offers off road parking for a vehicle, complemented by additional on street parking for guests or larger households. The outdoor space is thoughtfully arranged to maximise both privacy and useability, making it an ideal extension of the living accommodation. Whether you are seeking a peaceful spot to unwind after a busy day or a safe area for family activities, the garden and parking facilities cater to a range of lifestyle needs. This attractive home, with its appealing outside space and practical features, presents a fantastic opportunity to acquire a quality property in a sought after location. Early viewing is highly recommended to fully appreciate all that this home has to offer.

Council Tax band: B

Tenure: Freehold

- Beautifully Presented Semi Detached House in a Desirable Residential Location
- Entrance Vestibule, Hallway, WC, Lounge, Dining Kitchen, Conservatory





Entrance Vestibule
3' 4" x 6' 6" (1.01m x 1.98m)

Hallway
11' 7" x 5' 6" (3.54m x 1.68m)

WC
3' 1" x 2' 7" (0.93m x 0.78m)

Lounge
13' 11" x 9' 9" (4.25m x 2.98m)

Dining Kitchen
10' 0" x 17' 5" (3.06m x 5.32m)

Conservatory
6' 11" x 10' 2" (2.10m x 3.10m)

Landing
7' 8" x 3' 4" (2.33m x 1.01m)

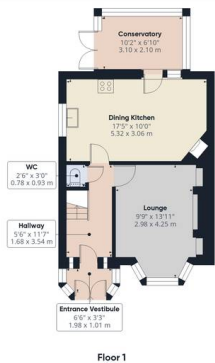
Bedroom 1
14' 1" x 10' 8" (4.28m x 3.25m)

Bedroom 2
10' 2" x 10' 2" (3.09m x 3.10m)

Bedroom 3
6' 9" x 6' 6" (2.06m x 1.97m)

Bathroom
7' 9" x 6' 10" (2.37m x 2.08m)





Floor 1



Floor 2



Approximate total area⁽¹⁾

829 ft²
77 m²

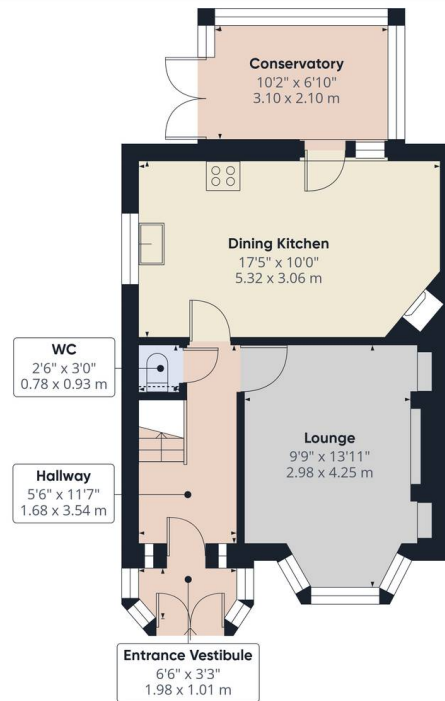
Reduced headroom
2 ft²
0.2 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft 6 in (1.68 m)

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⁾

471 ft²
43.8 m²

Reduced headroom
2 ft²
0.2 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft 6 in (1.68 m)

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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