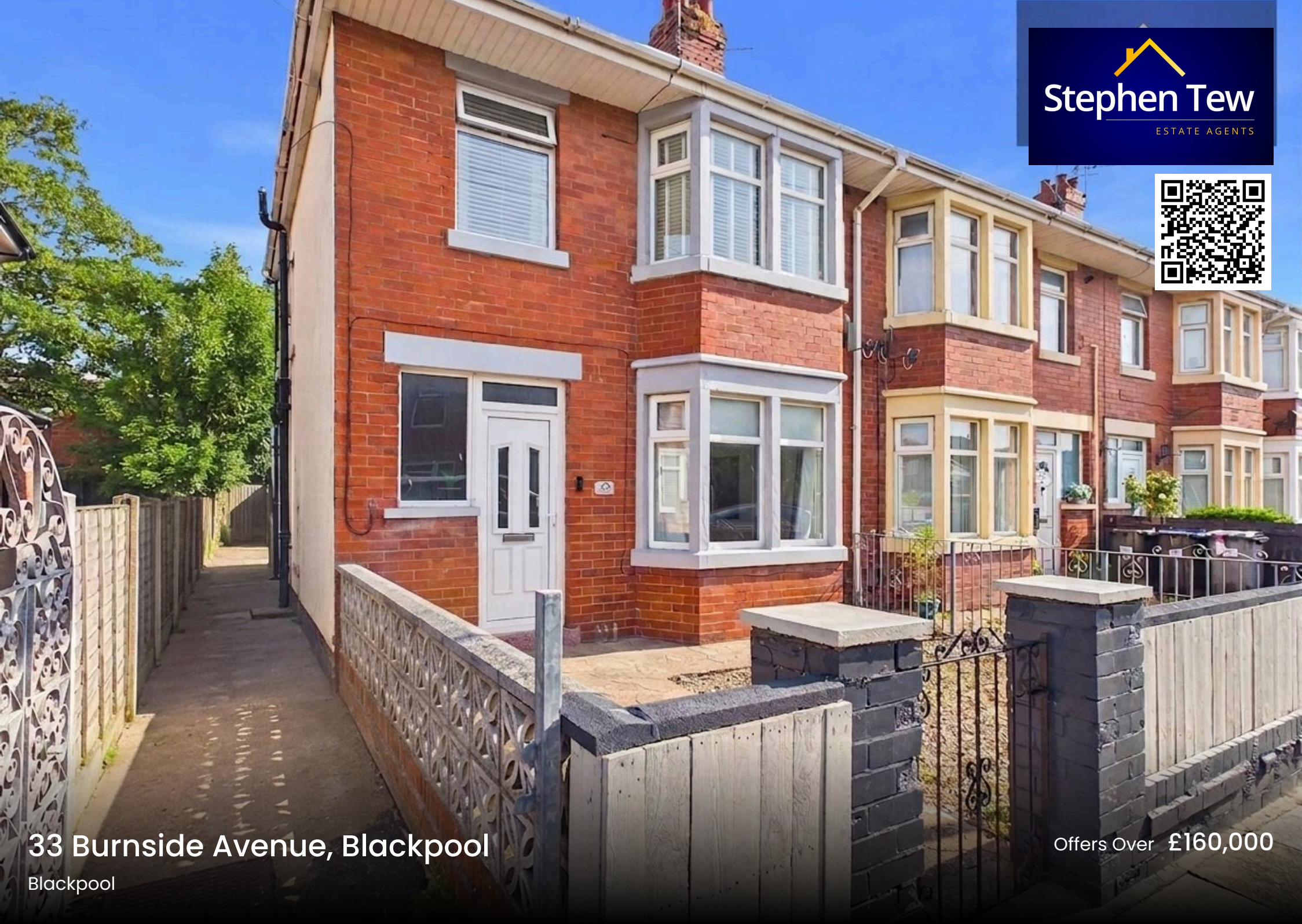


Stephen Tew
ESTATE AGENTS

33 Burnside Avenue, Blackpool

Blackpool

Offers Over £160,000

33 Burnside Avenue

Blackpool

This well presented three-bedroom end of terrace house is situated in a highly sought after residential location, offering comfortable and modern family living. Upon entering the property, you are greeted by a spacious entrance hallway that leads to a convenient ground floor WC. The lounge is a welcoming space, featuring a contemporary media wall, perfect for relaxing or entertaining guests. The open plan living and dining area provides ample space for family gatherings, while the kitchen is fitted with integrated appliances and offers plenty of storage and workspace. Adjacent to the kitchen, the utility room/conservatory provides additional functionality and flexibility, ideal for laundry or as a sunlit breakfast area. Upstairs, the landing gives access to three well-proportioned bedrooms, including two doubles, and a stylish family bathroom. The property benefits from uPVC double glazing and gas central heating, powered by an Ideal Logic combi boiler that is only five years old. For those requiring extra storage, the loft can be accessed via a pulldown ladder.

To the rear of the property, you will find a north facing private and enclosed garden, providing a tranquil outdoor retreat for both children and adults. The garden is thoughtfully landscaped, offering a mix of artificial lawn and decked areas that are ideal for al fresco dining, summer barbeques, or simply relaxing in the fresh air. A standout feature is the wooden cabin (fully equipped with electricity), which can be used as a home office, gym, or creative studio, adding valuable flexible space to the property. On street parking is available to the front of the property, and the location offers easy access to local amenities, schools, and transport links. This delightful home combines practical features with stylish finishes, making it an excellent choice for families or professionals seeking a move-in ready property in a desirable neighbourhood.

Council Tax band: A

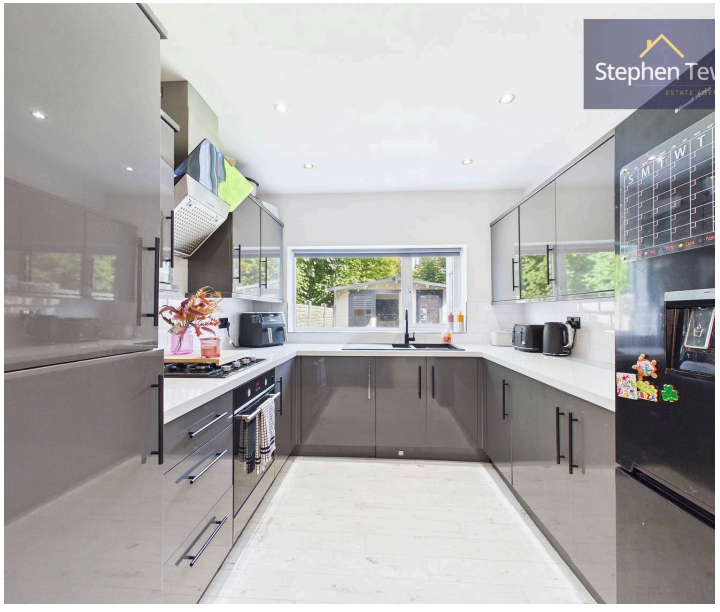
Tenure: Freehold

Please note the vendor / seller of the property is a connected person to an employee of Stephen Tew Estate Agents

- Well Presented End of Terrace House in a Sought After Residential Location
- Entrance Hallway, Ground Floor WC, Lounge, Open Plan Living/Dining Room,









Entrance Hallway
15' 5" x 3' 4" (4.69m x 1.01m)

Ground Floor WC
5' 1" x 2' 4" (1.56m x 0.72m)

Lounge
13' 8" x 9' 9" (4.17m x 2.96m)

Living/Dining Room
11' 9" x 16' 4" (3.57m x 4.97m)

Kitchen
8' 10" x 9' 1" (2.70m x 2.77m)

Utility/Conservatory
13' 8" x 7' 0" (4.16m x 2.14m)

Landing
7' 8" x 3' 1" (2.34m x 0.95m)

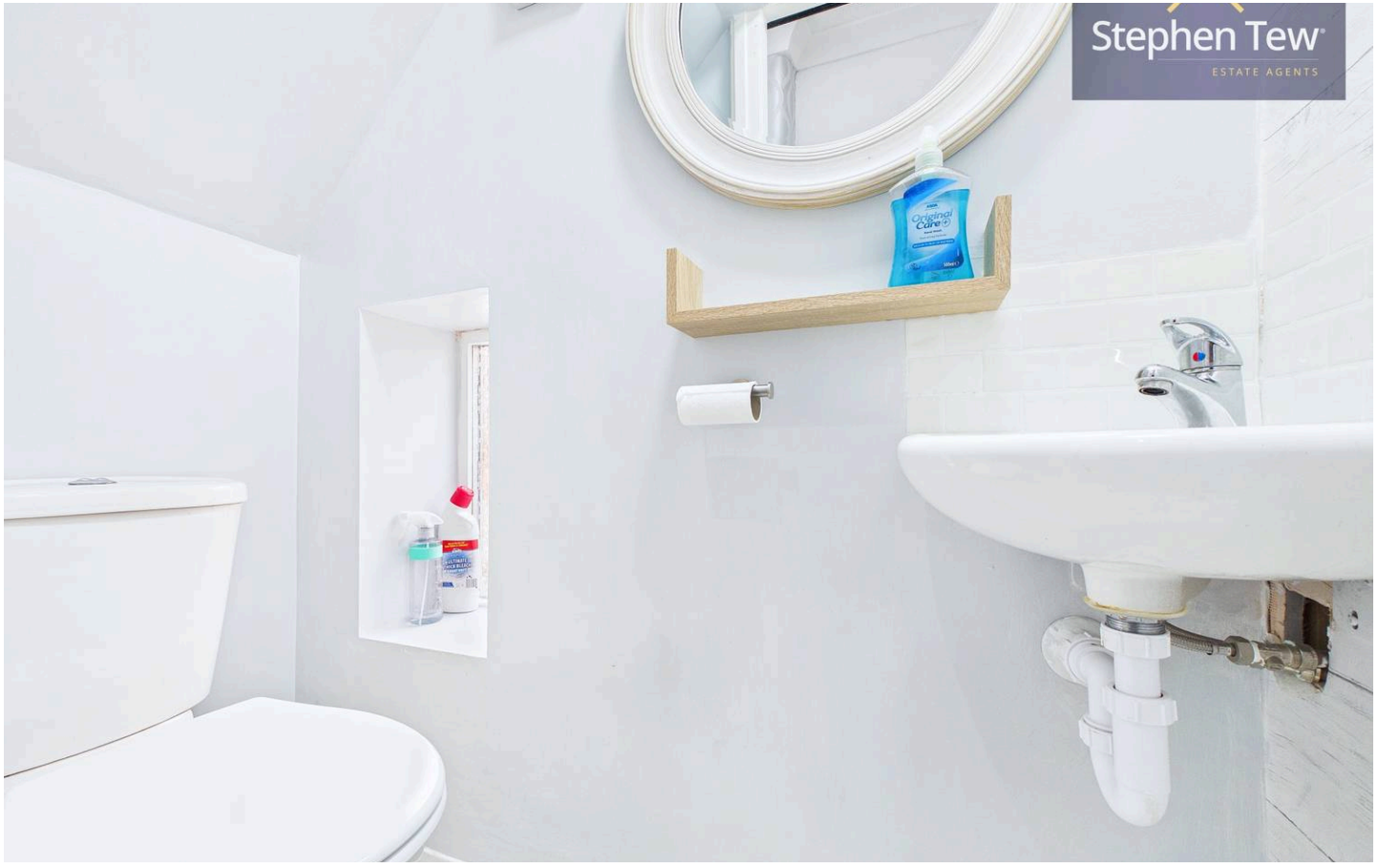
Bedroom 1
13' 7" x 11' 6" (4.14m x 3.51m)

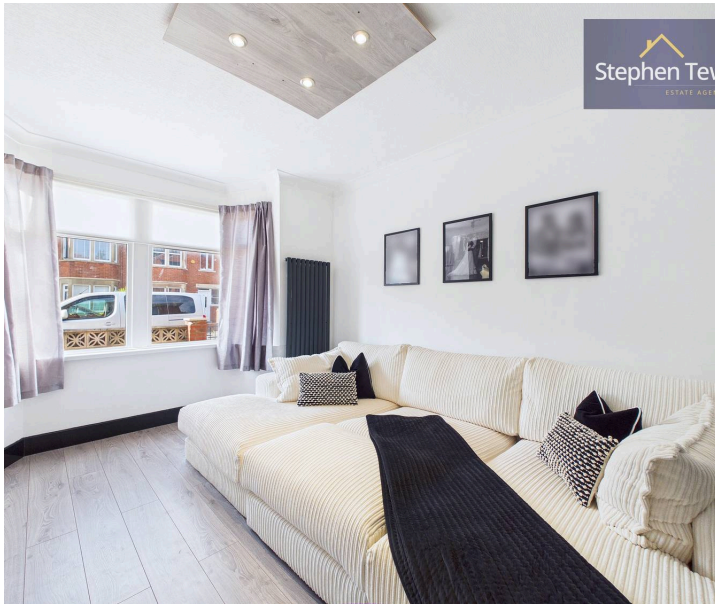
Bedroom 2
11' 10" x 11' 1" (3.60m x 3.38m)

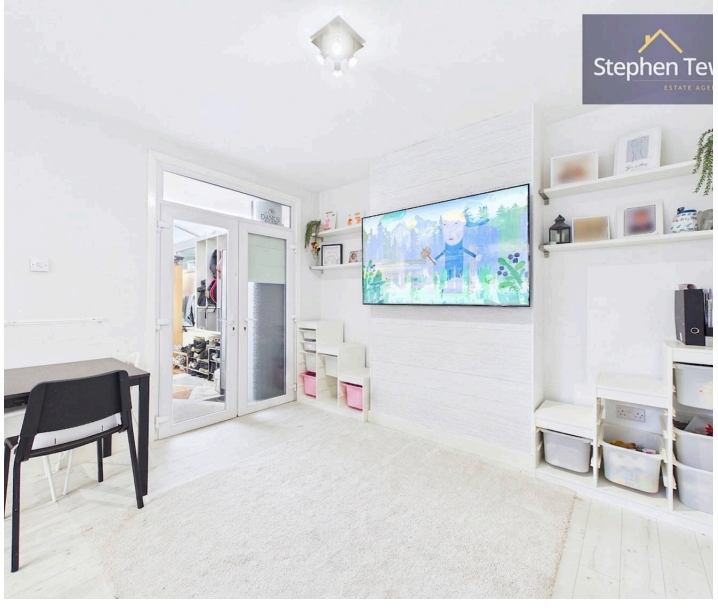
Bedroom 3
6' 11" x 5' 10" (2.12m x 1.77m)

Bathroom
8' 2" x 6' 3" (2.49m x 1.91m)

Cabin
19' 2" x 12' 5" (5.83m x 3.79m)







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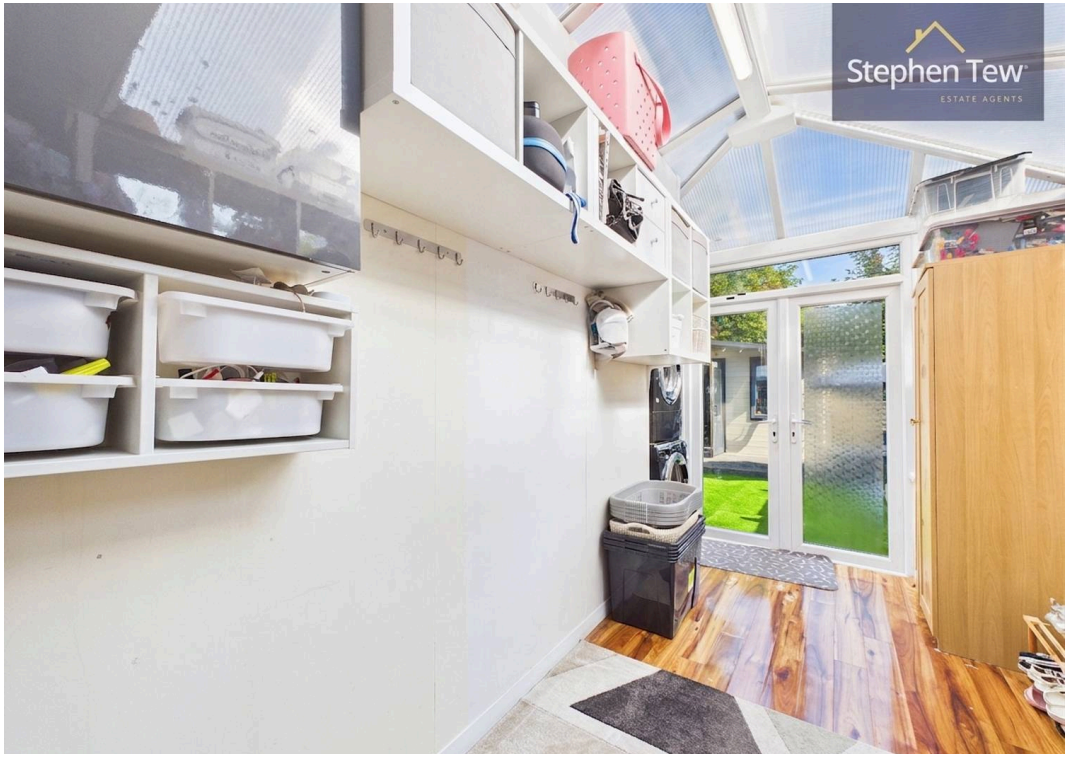
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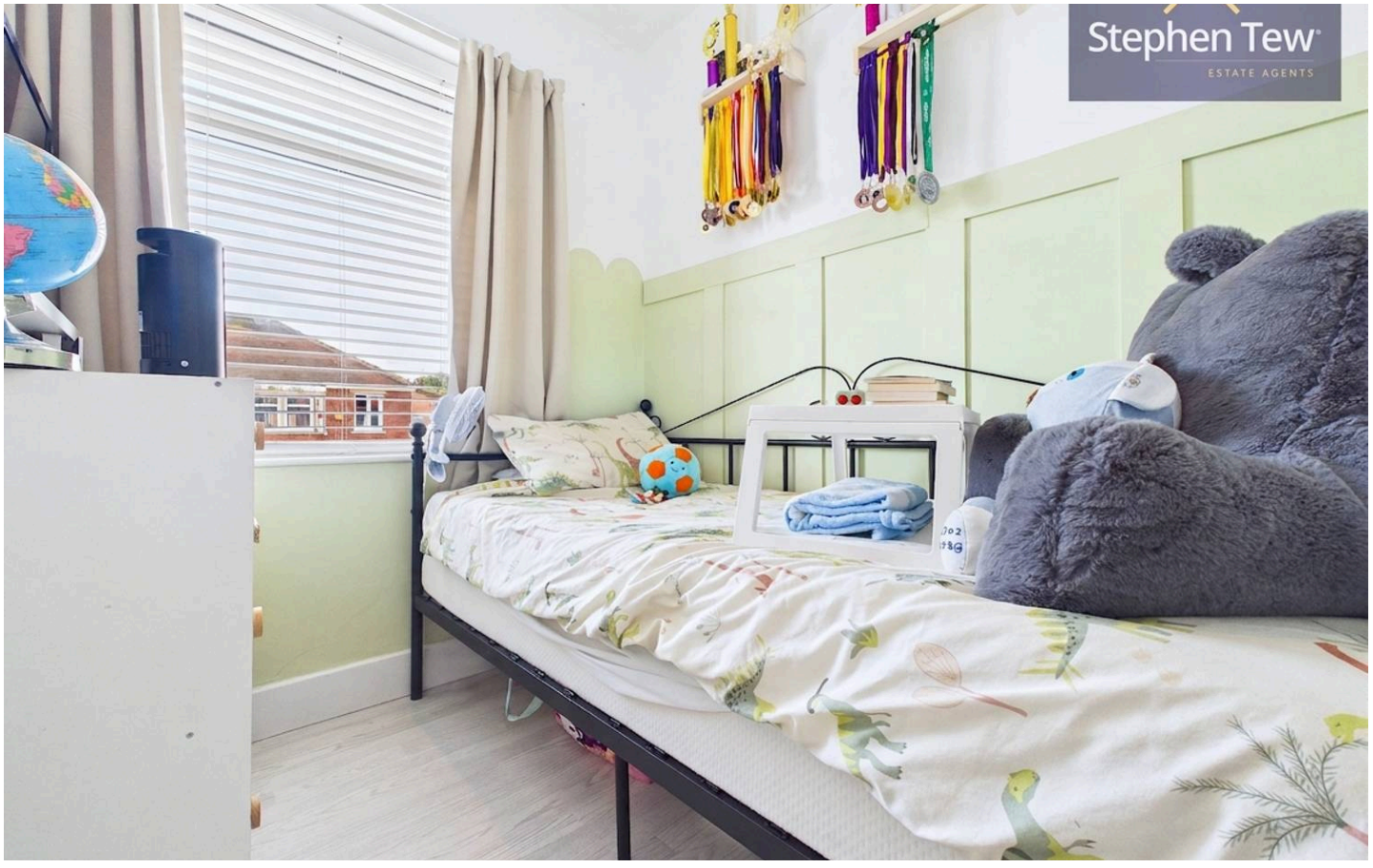
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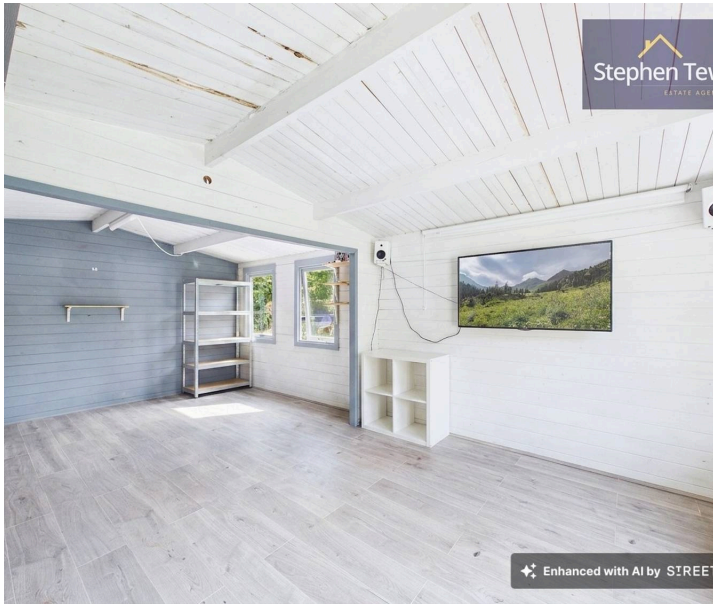

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REAR GARDEN

ON STREET

2 Parking Spaces



Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

Approximate total area(1)
1208 ft²
112.2 m²

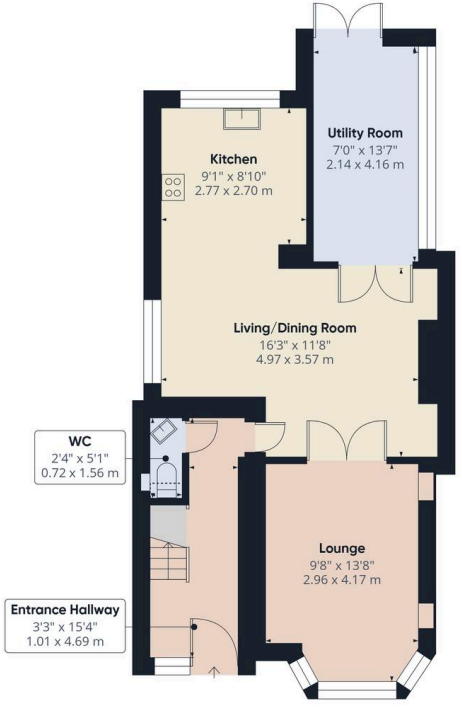
Reduced headroom
2 ft²
0.2 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1 Building 1

Approximate total area(1)
579 ft²
53.8 m²

Reduced headroom
2 ft²
0.2 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 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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