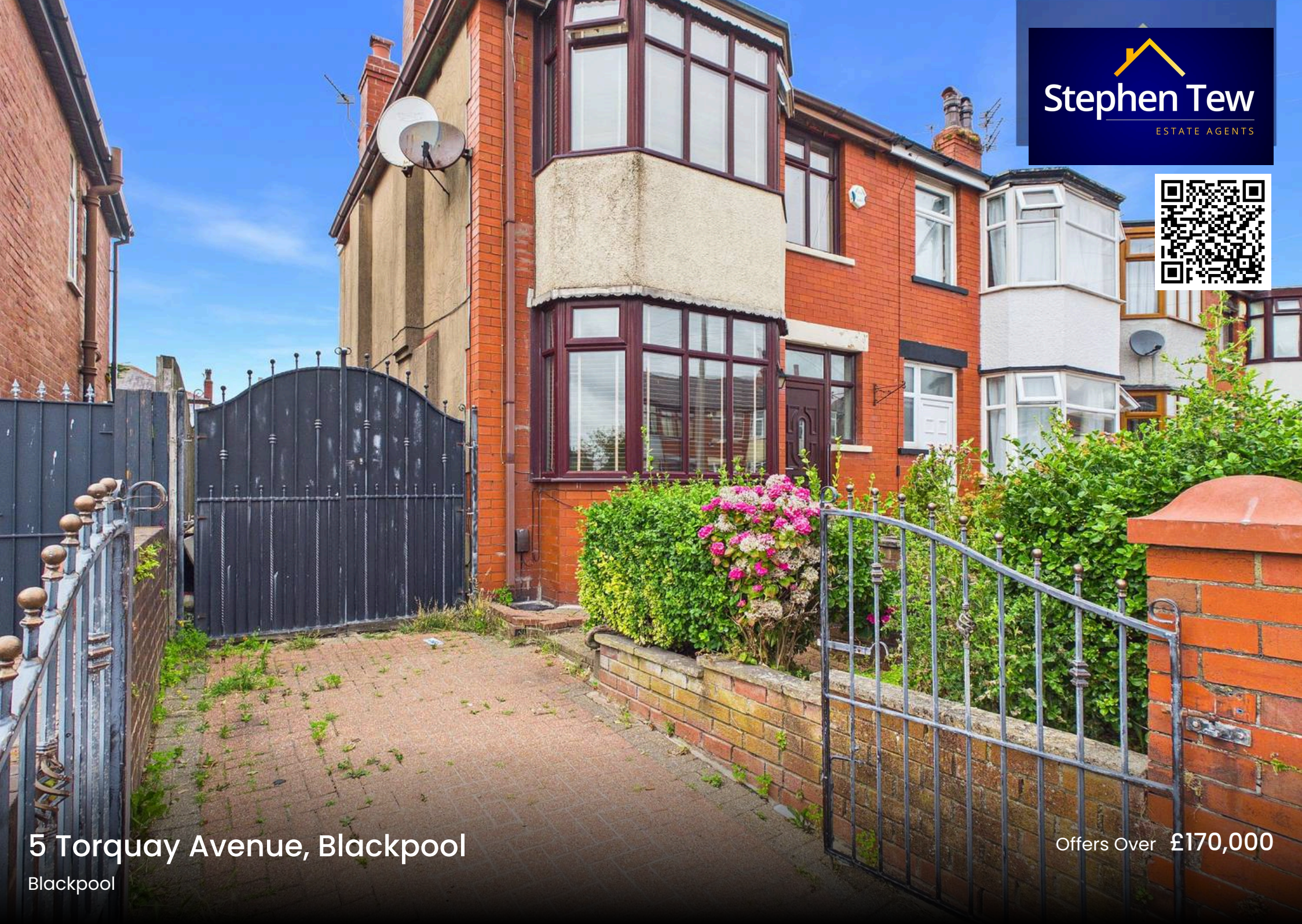


Stephen Tew
ESTATE AGENTS

5 Torquay Avenue, Blackpool

Blackpool

Offers Over £170,000

5 Torquay Avenue

Blackpool

This well presented and extended three-bedroom unique end of terrace house is located in a highly sought after residential area, offering an ideal blend of comfort and practicality for families or professionals alike. The property is thoughtfully arranged over two floors and features a welcoming entrance hallway, a bright lounge with a charming log burner, and an open plan dining area that leads seamlessly into a modern kitchen equipped with integrated appliances. The ground floor has been extended to include a spacious conservatory, perfect for entertaining or relaxing throughout the year. Upstairs, the landing gives access to three bedrooms (two generous doubles, one with fitted wardrobes) and a stylish, newly fitted bathroom. Additional benefits include a fully boarded loft with pulldown ladder, providing valuable storage space, as well as double glazing and gas central heating (with a new boiler installed). Recent improvements include damp proof work and replastering to the bay window, a new roof above the upstairs front bay window, a repointed chimney breast, and a contemporary bathroom suite. The property is offered with no onward chain, providing a straightforward purchase opportunity for discerning buyers.

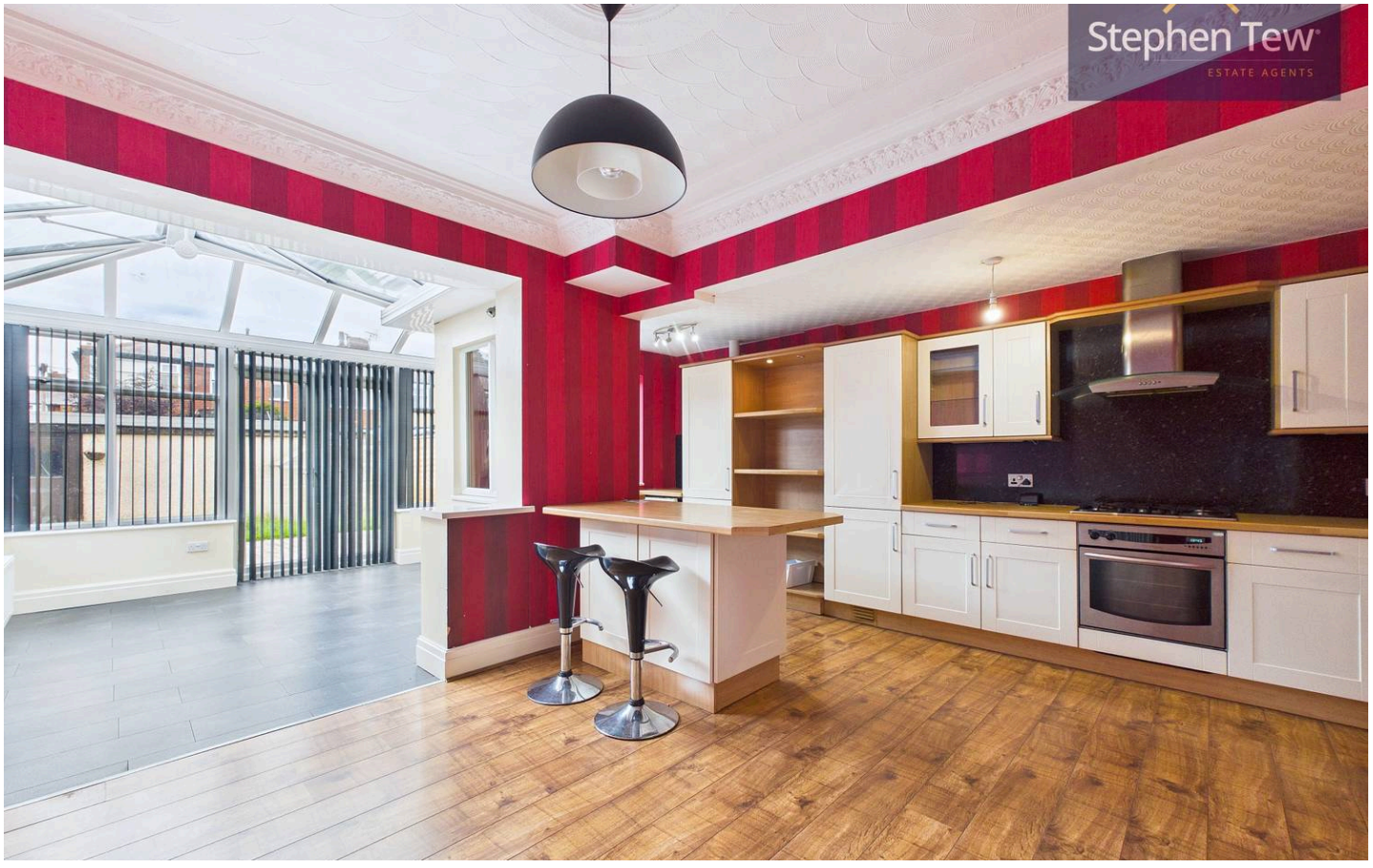
Outside, the house boasts a west facing private and enclosed rear garden, offering a peaceful retreat with plenty of space for outdoor dining, children's play, or gardening enthusiasts. The garden is notably spacious and benefits from excellent sunlight throughout the afternoon and evening, making it ideal for summer gatherings or simply unwinding at the end of the day. A detached garage provides secure storage or workshop space, while a driveway to the front of the property allows for convenient off street parking. The overall plot is well maintained and thoughtfully laid out, ensuring both practicality and privacy. This attractive home combines versatile internal accommodation with generous outdoor space, making it a standout option within this desirable neighbourhood. Early viewing is highly recommended to appreciate all that this property has to offer.

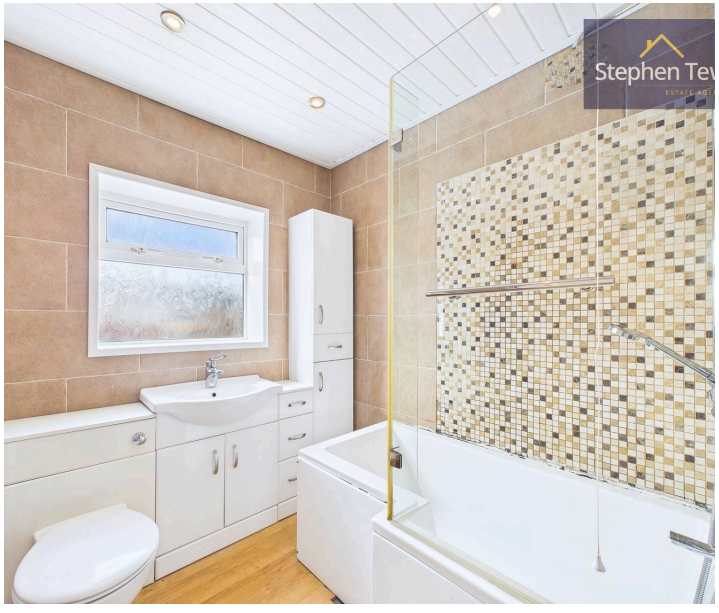
Council Tax band: A

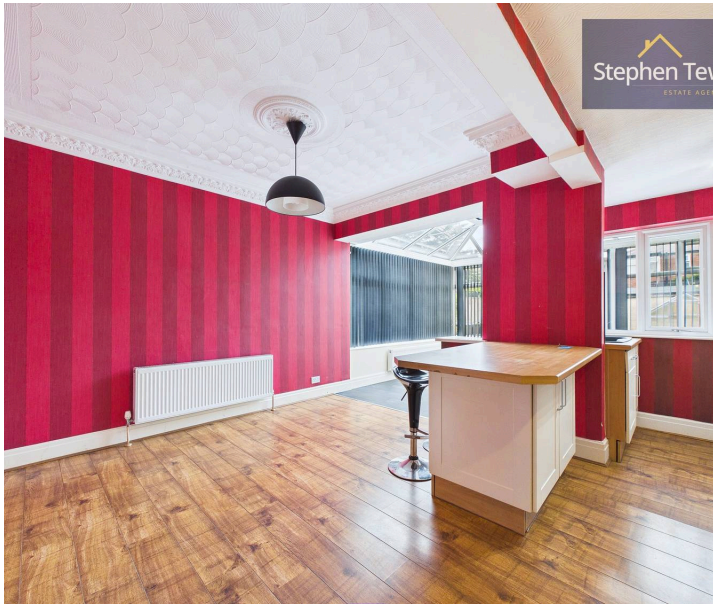
Tenure: Freehold

- Well Presented and Extended Unique End Terrace House in a Sought After









Entrance Hallway
11' 2" x 6' 0" (3.40m x 1.82m)

Lounge
16' 0" x 9' 11" (4.87m x 3.03m)

Kitchen
17' 10" x 6' 0" (5.44m x 1.82m)

Dining Area
11' 9" x 10' 4" (3.58m x 3.14m)

Conservatory
11' 8" x 14' 6" (3.55m x 4.43m)

Landing
6' 11" x 3' 5" (2.11m x 1.03m)

Bedroom 1
14' 4" x 9' 10" (4.38m x 2.99m)

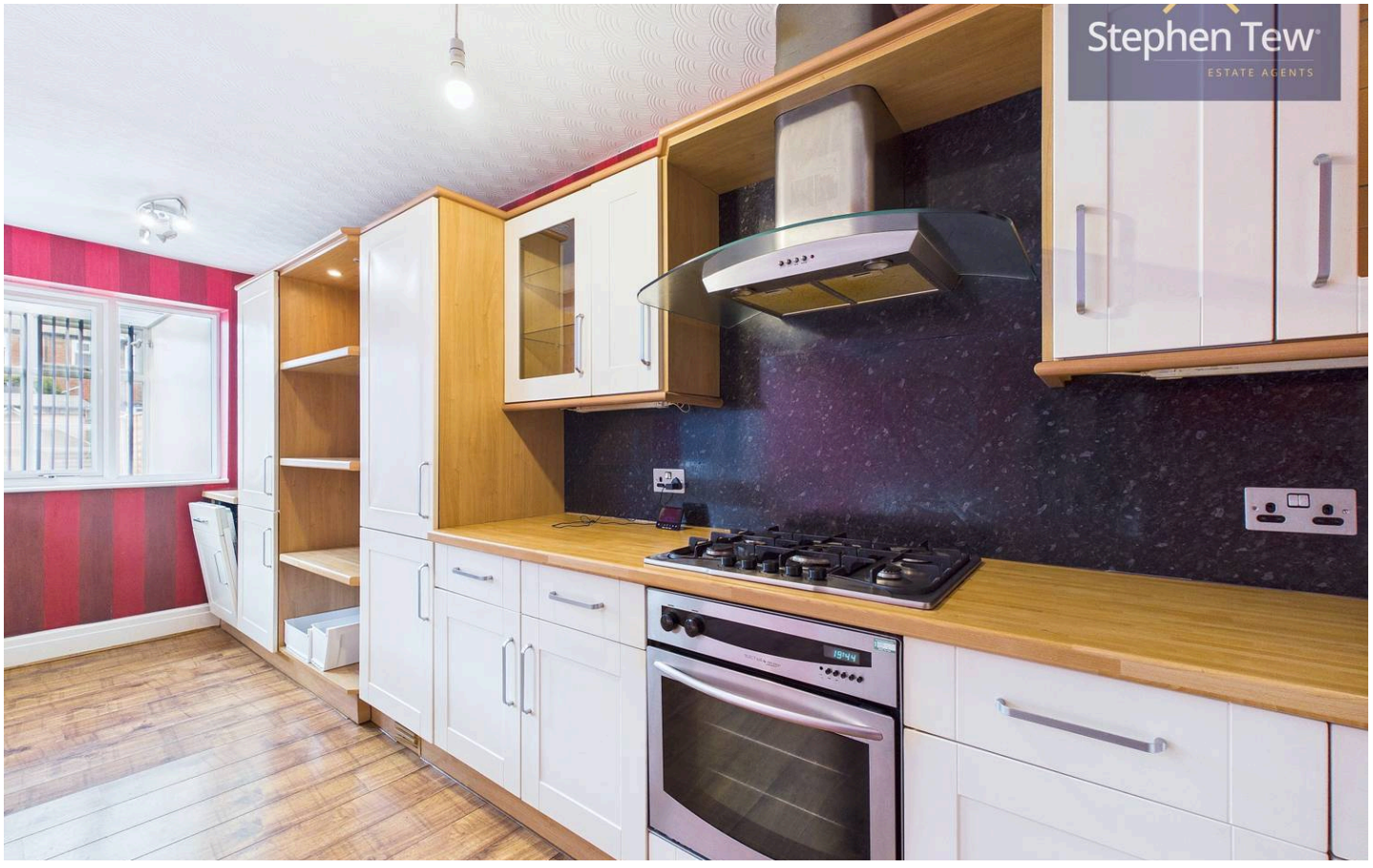
Bedroom 2
13' 11" x 8' 3" (4.23m x 2.52m)

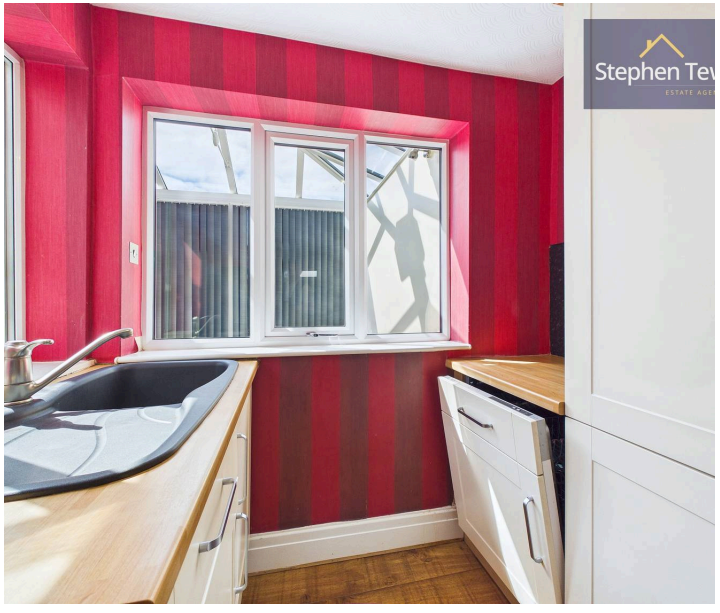
Bedroom 3
7' 0" x 6' 4" (2.13m x 1.92m)

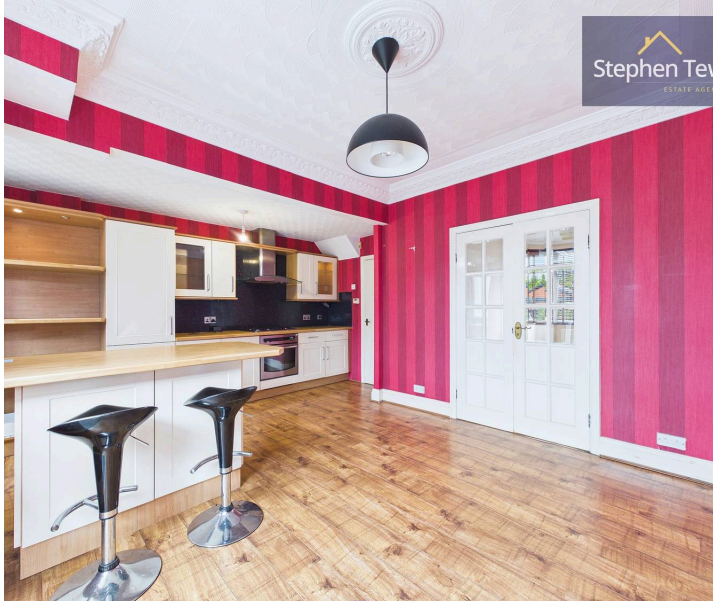
Bathroom
7' 0" x 6' 2" (2.14m x 1.89m)

Loft
13' 11" x 13' 0" (4.24m x 3.97m)

Garage
23' 10" x 12' 1" (7.26m x 3.69m)







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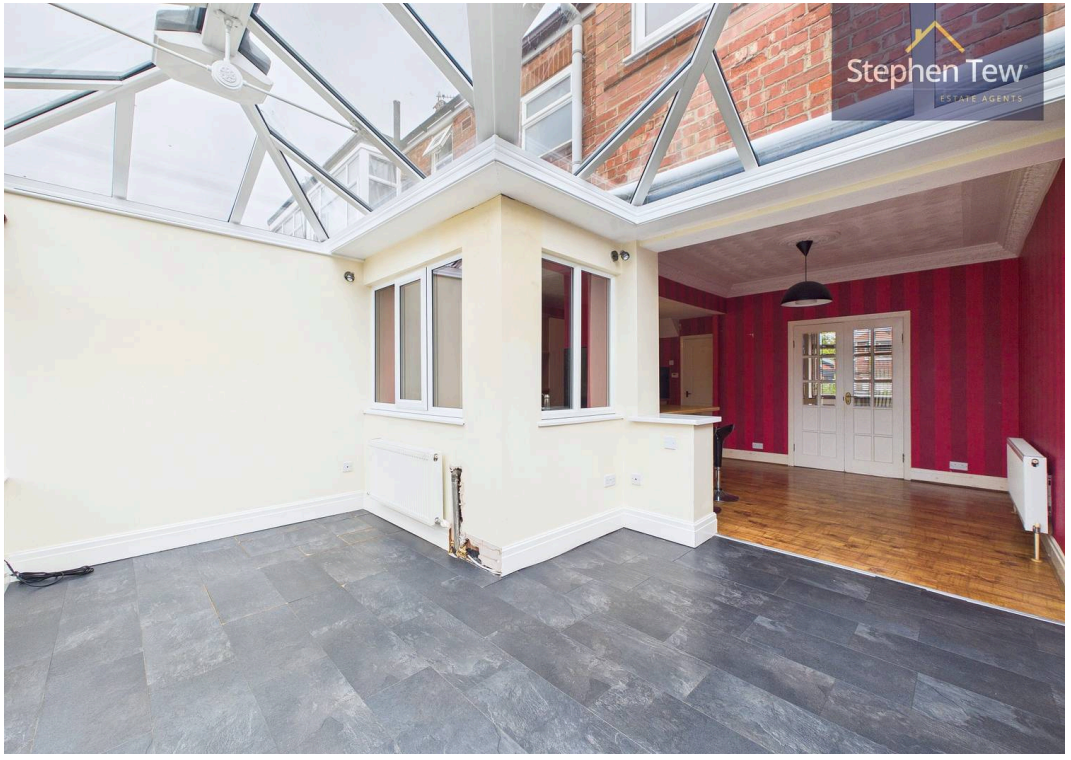
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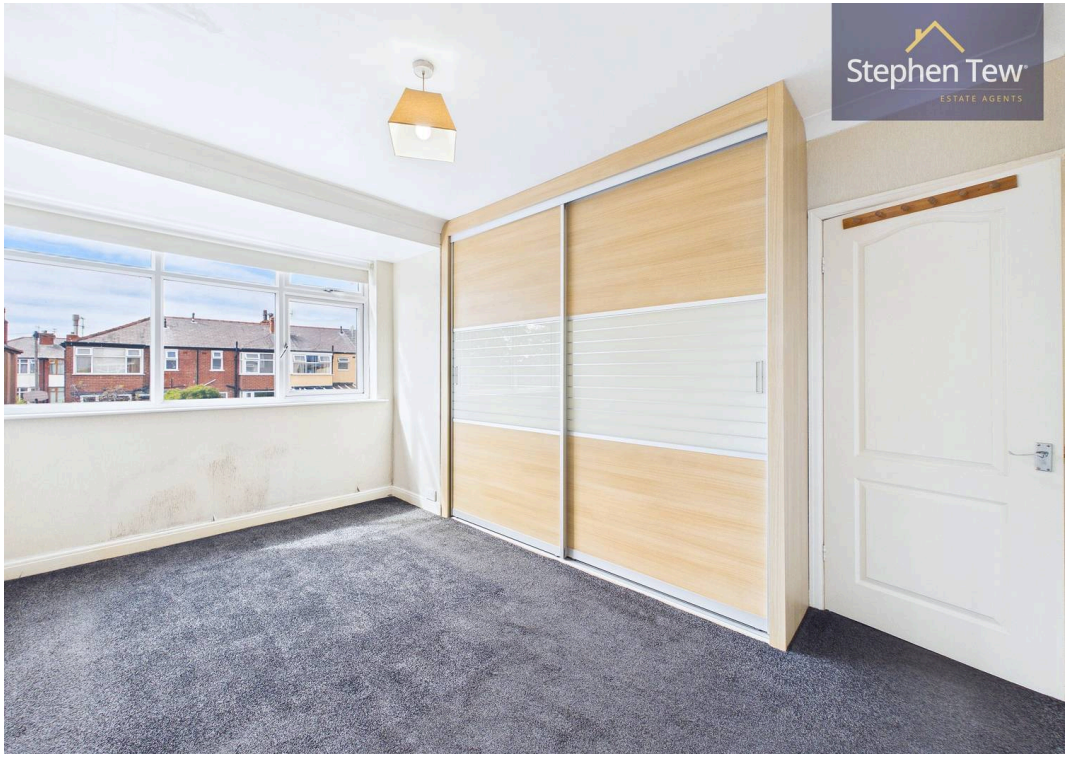
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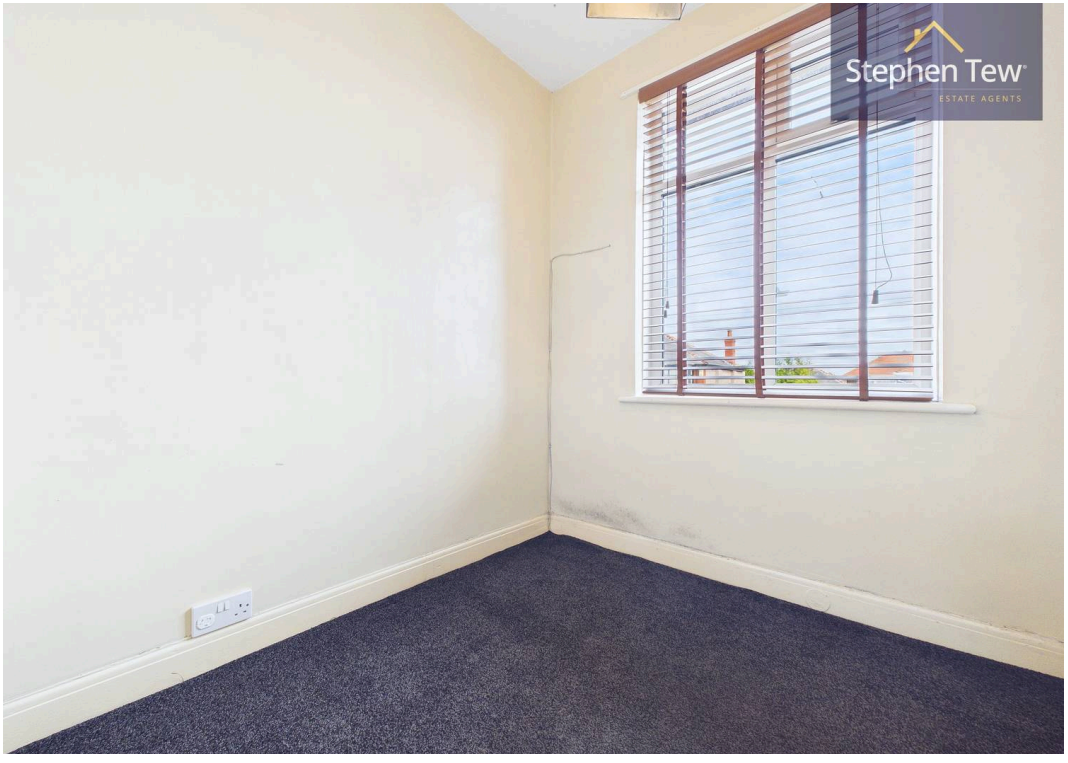
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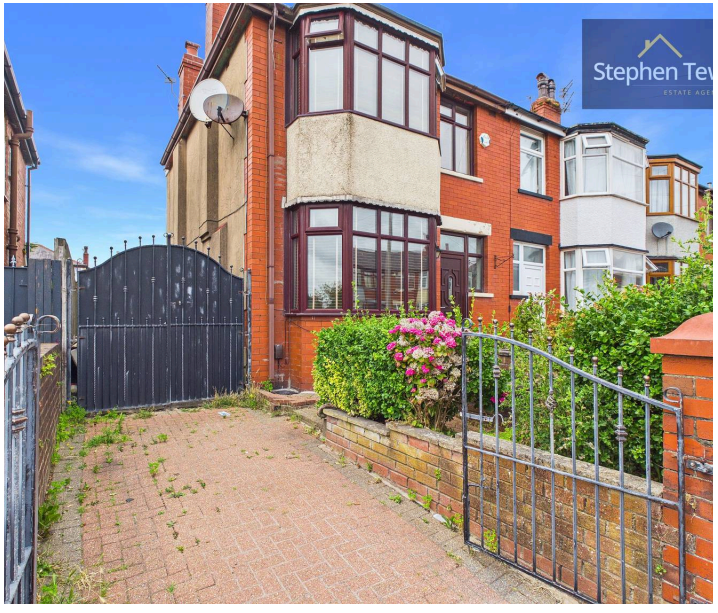












REAR GARDEN

DRIVEWAY

1 Parking Space



Floor 1 Building 1



Floor 2 Building 1



Floor 3 Building 1



Floor 1 Building 2

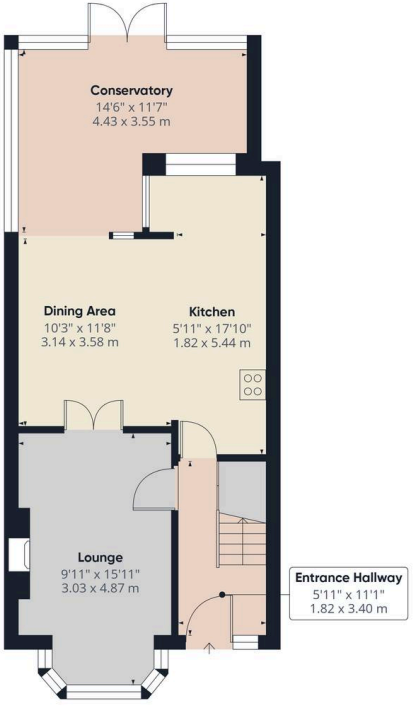
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Approximate total area(1)
1458 ft²
135.4 m²

(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 Building 1

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Approximate total area(1)
613 ft²
56.9 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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