



5 Weeton Avenue, Blackpool

Blackpool

Offers Over **£175,000**

5 Weeton Avenue

Blackpool

This well presented and extended three bedroom semi detached house is situated in a highly sought after residential location, offering a perfect blend of modern living and traditional comfort. The property features a welcoming entrance hallway, a spacious lounge, and a versatile living/dining room that provides ample space for relaxation and entertaining. The conservatory, which has been thoughtfully added, offers a bright and airy retreat with views over the rear garden. The fitted kitchen comes equipped with integrated appliances and provides a practical layout for every-day cooking. Upstairs, the landing leads to three bedrooms, including two generous double bedrooms with fitted wardrobes, and a well appointed family bathroom. Additional storage is available in the partially boarded loft, which is accessed via a pulldown ladder. The home benefits from uPVC double glazing and gas central heating, powered by an 11 year old Green Star CDi Classic combination boiler. Recent maintenance includes roof tile replacement, ridge tile pointing, and chimney stack pointing, ensuring peace of mind for the new owners. The garage has been extended and features a newly maintained roof with perlin replacement, providing additional storage or workshop space.

Externally, this property boasts a private and enclosed east facing rear garden, offering a tranquil setting for outdoor dining, gardening, or family activities. The garden is well maintained and provides a safe environment for children and pets. To the front, a generous driveway leads to the garage, offering off street parking with capacity for multiple vehicles. The extended garage is ideal for secure parking, additional storage, or a home gym. The conservatory opens directly onto the rear garden, creating a seamless transition between indoor and outdoor living spaces. Fencing enhances privacy, while the orientation of the garden ensures plenty of morning sunlight. This property is ideally suited to families, professionals, or anyone seeking a comfortable home in a desirable location with excellent outdoor amenities. With its combination of indoor space, modern features, and well maintained outside areas, this semi detached house presents an exceptional opportunity for those looking to settle in a popular and convenient neighbourhood. Early viewing is highly recommended to fully appreciate all that this home has to offer.

Council Tax band: C

Tenure: Freehold





Entrance Hallway

14' 0" x 7' 1" (4.27m x 2.16m)

Lounge

12' 11" x 10' 4" (3.94m x 3.15m)

Living/Dining Room

11' 11" x 10' 3" (3.62m x 3.13m)

Conservatory

8' 6" x 10' 7" (2.58m x 3.23m)

Kitchen

18' 2" x 6' 2" (5.53m x 1.87m)

Landing

7' 0" x 4' 8" (2.13m x 1.41m)

Bedroom 1

12' 10" x 8' 3" (3.92m x 2.51m)

Bedroom 2

11' 10" x 7' 10" (3.60m x 2.40m)

Bedroom 3

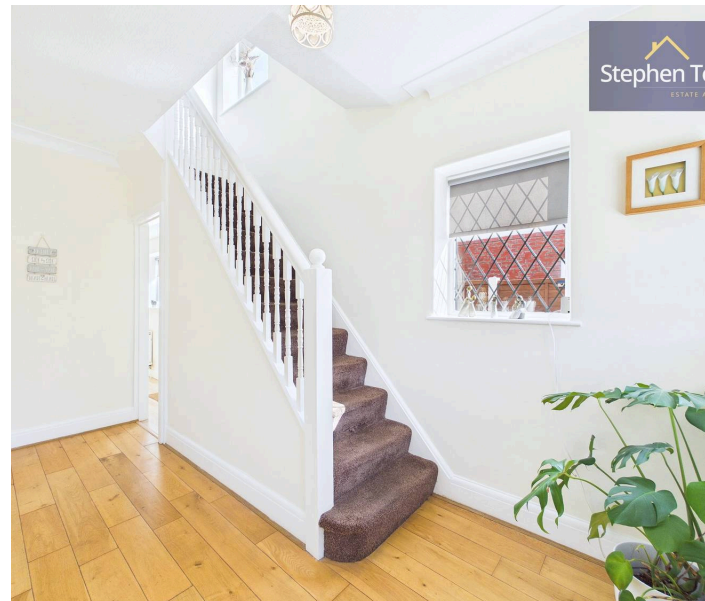
6' 10" x 7' 9" (2.08m x 2.36m)

Bathroom

8' 5" x 7' 9" (2.56m x 2.35m)

Garage

30' 1" x 9' 8" (9.16m x 2.94m)





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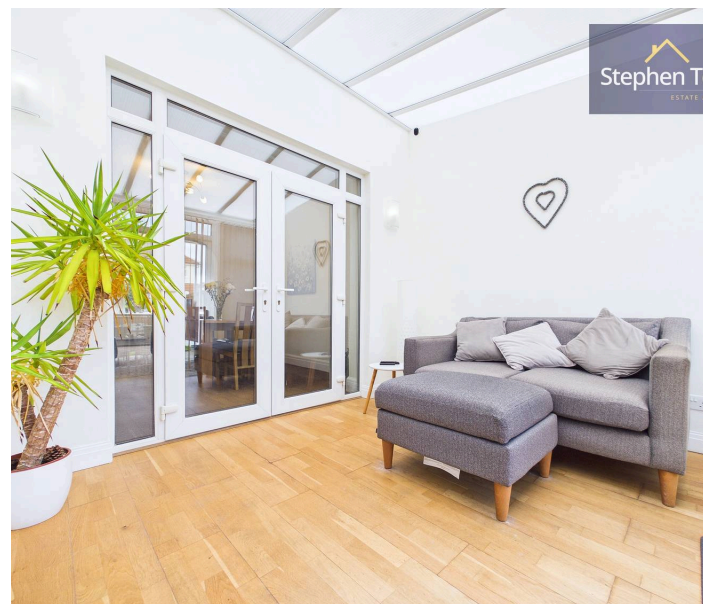
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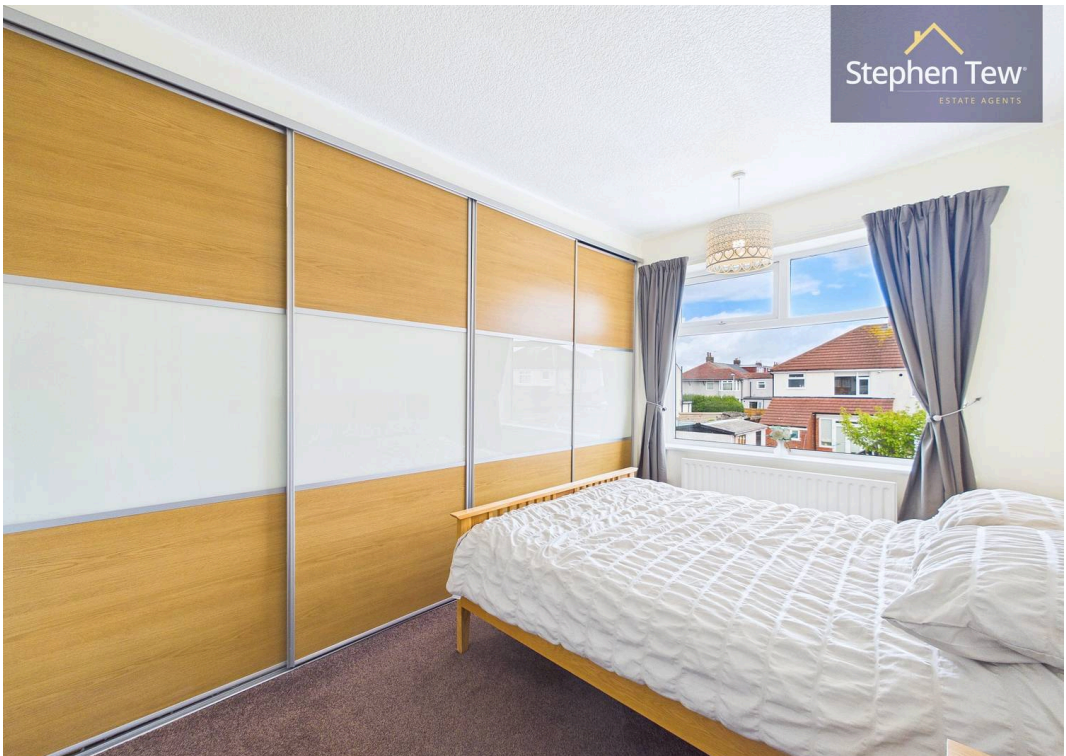
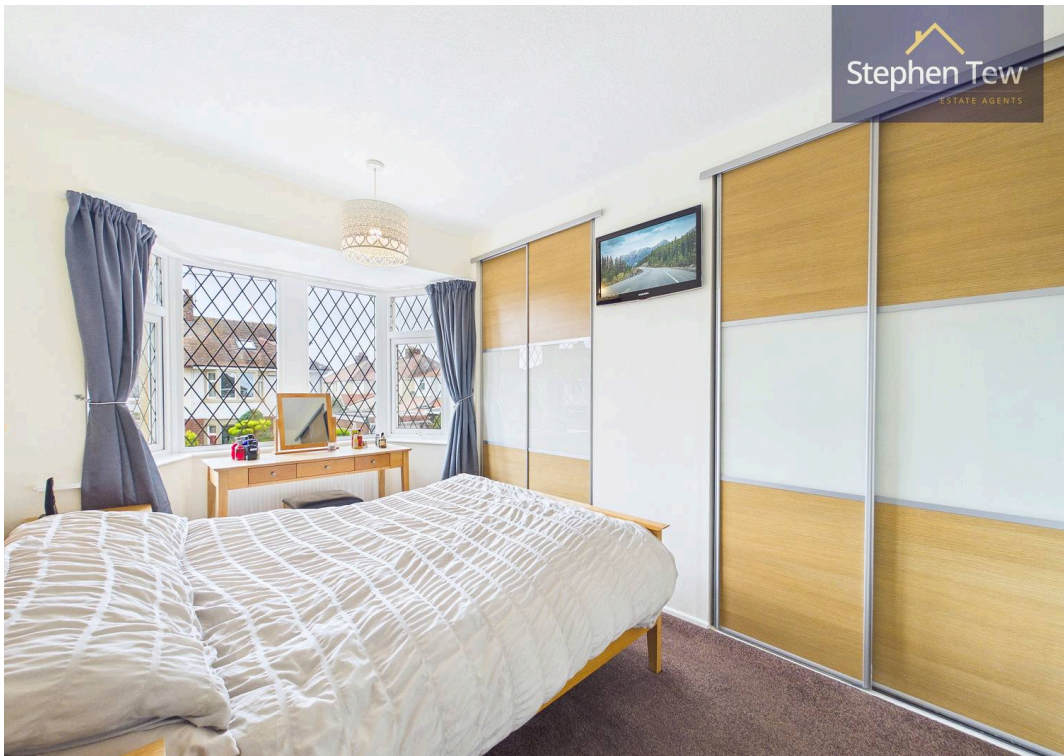
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Stephen Tew
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REAR GARDEN

GARAGE

Single Garage

OFF STREET

1 Parking Space

DRIVEWAY

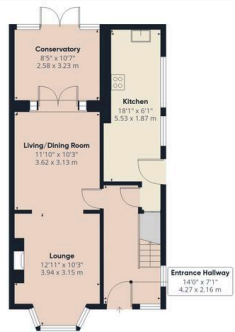
2 Parking Spaces



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Floor 1 Building 1



Floor 2 Building 1



Approximate total area⁽¹⁾
1236 ft²
114.9 m²

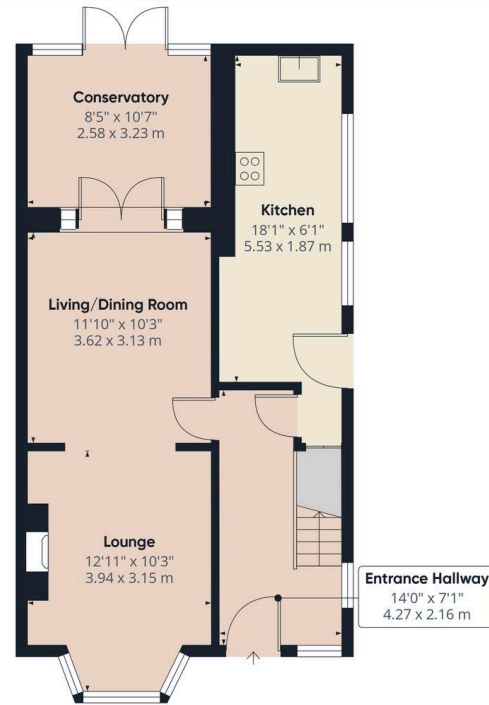
(1) Excluding balconies and terraces

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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Floor 1 Building 2



Floor 1 Building 1



Approximate total area⁽¹⁾
559 ft²
52 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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