



Gloucester Avenue, Blackpool

Offers Over £230,000



# Gloucester Avenue

## Blackpool

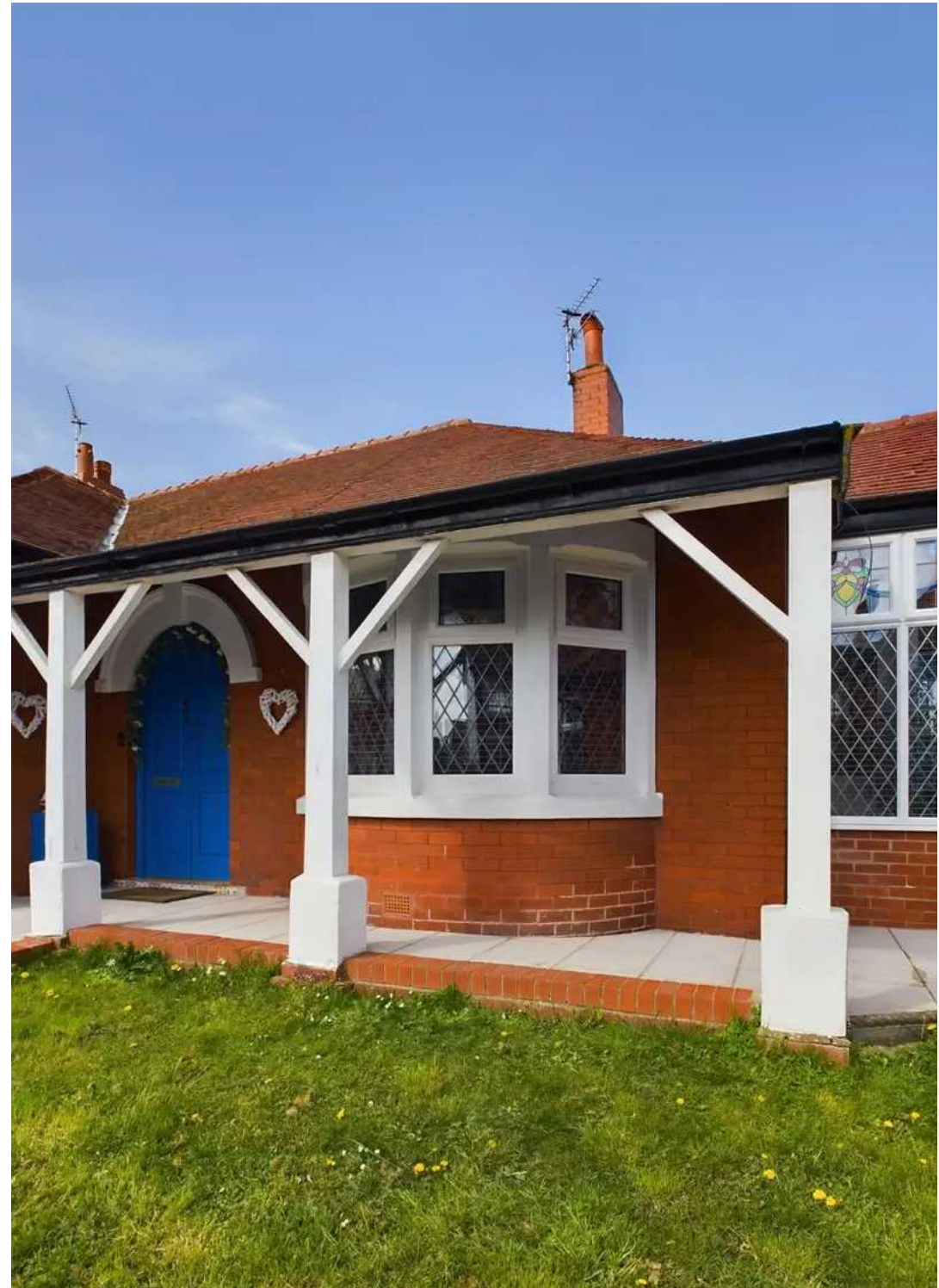
Proudly presenting this exquisite 4-bedroom dormer situated in a prime location close to shops and local amenities, this impeccably presented residence offers a blend of space, style, and comfort. Upon entering, the vestibule leads to a welcoming hallway guiding to the lounge featuring patio doors opening to the conservatory, perfect for enjoying natural light and relaxation. The well-appointed kitchen boasts integrated appliances, complemented by a second conservatory at the rear. The ground floor also hosts two double bedrooms and a modern bathroom. Ascend to the first floor to discover a landing leading to two additional bedrooms.

Step outside to appreciate the charming outdoor spaces this property offers - steps lead up to the house, surrounded by garden areas to the front and side, promoting a tranquil ambience. A driveway provides an off road parking space while a paved yard to the rear provides a low-maintenance private retreat. An opportunity not to be missed, this property epitomises enchanting living for a discerning buyer seeking quality and comfort.

Council Tax band: B

Tenure: Freehold

- Entrance vestibule, Hallway, Lounge with patio doors opening up to the Conservatory, 2nd Conservatory to the rear
- Modern Kitchen renovated in 2022 with integrated dishwasher, fridge, microwave, electric oven and hob, freezer
- 2 Double Bedrooms and modern Bathroom to the ground floor
- Landing, 2 Bedrooms to the first floor
- Driveway to the front





**Entrance vestibule**  
6' 3" x 4' 3" (1.90m x 1.29m)

**Hallway**  
10' 11" x 11' 4" (3.32m x 3.46m)

**Lounge**  
12' 10" x 15' 9" (3.92m x 4.80m)

**Sunroom**  
6' 2" x 12' 6" (1.88m x 3.82m)

**Kitchen**  
10' 2" x 10' 6" (3.11m x 3.19m)

**Conservatory**  
15' 2" x 8' 9" (4.63m x 2.67m)

**Bedroom 1**  
9' 1" x 14' 0" (2.77m x 4.26m)

**Inner Hallway**  
13' 9" x 2' 4" (4.18m x 0.71m)

**Bedroom 2**  
11' 9" x 7' 9" (3.59m x 2.37m)

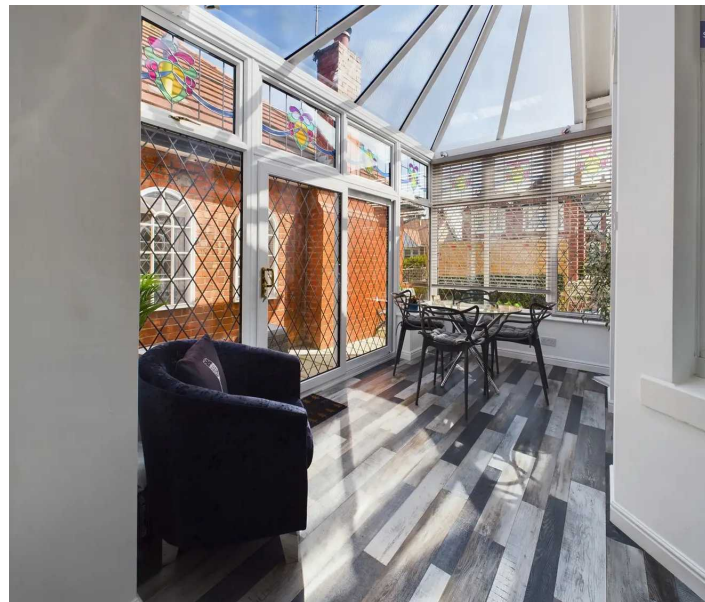


**Bathroom**  
6' 9" x 7' 7" (2.07m x 2.30m)

**Landing**  
3' 5" x 3' 8" (1.04m x 1.13m)

**Bedroom 3**  
11' 5" x 13' 9" (3.48m x 4.20m)

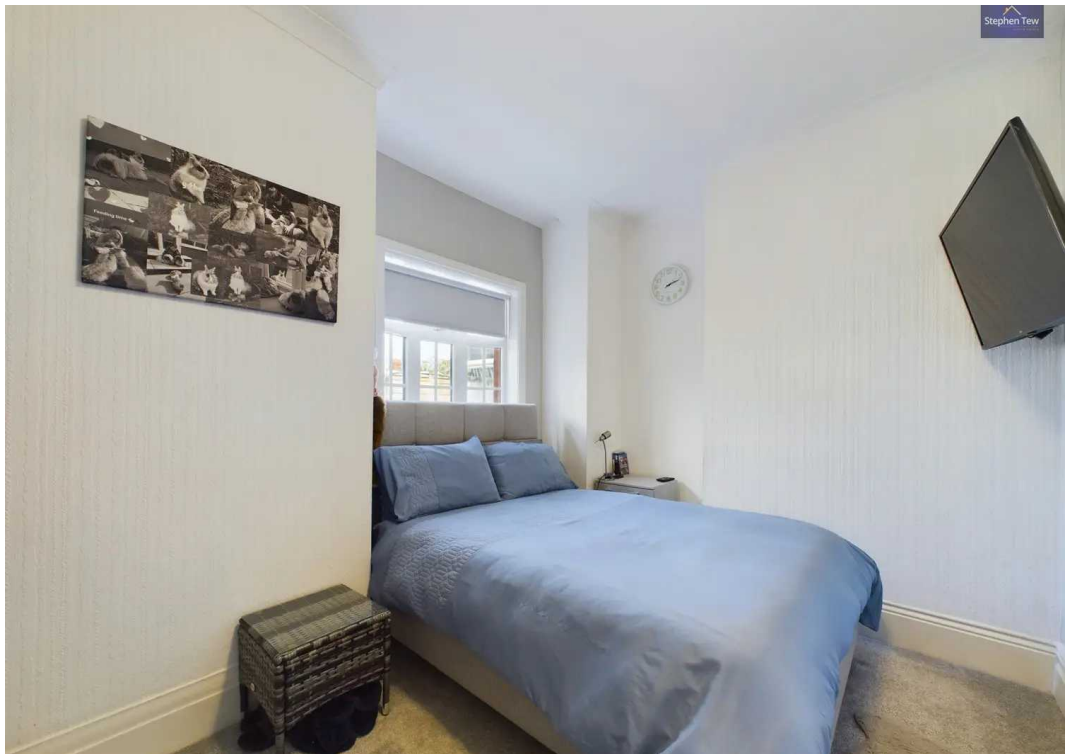
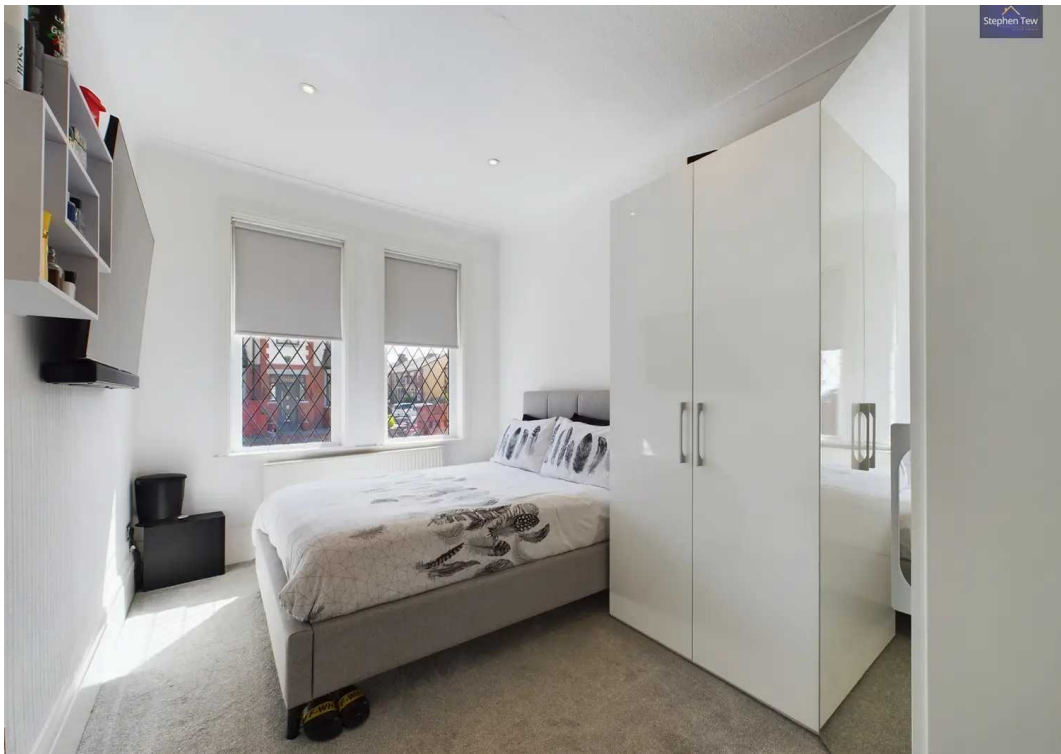
**Bedroom 4**  
7' 11" x 5' 3" (2.42m x 1.60m)















#### **FRONT GARDEN**

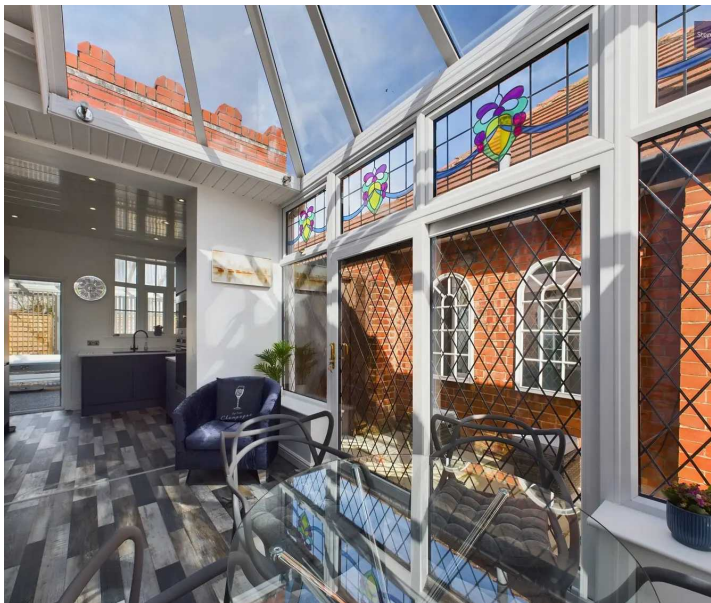
Steps leading up to the property with garden area to the front and side with driveway

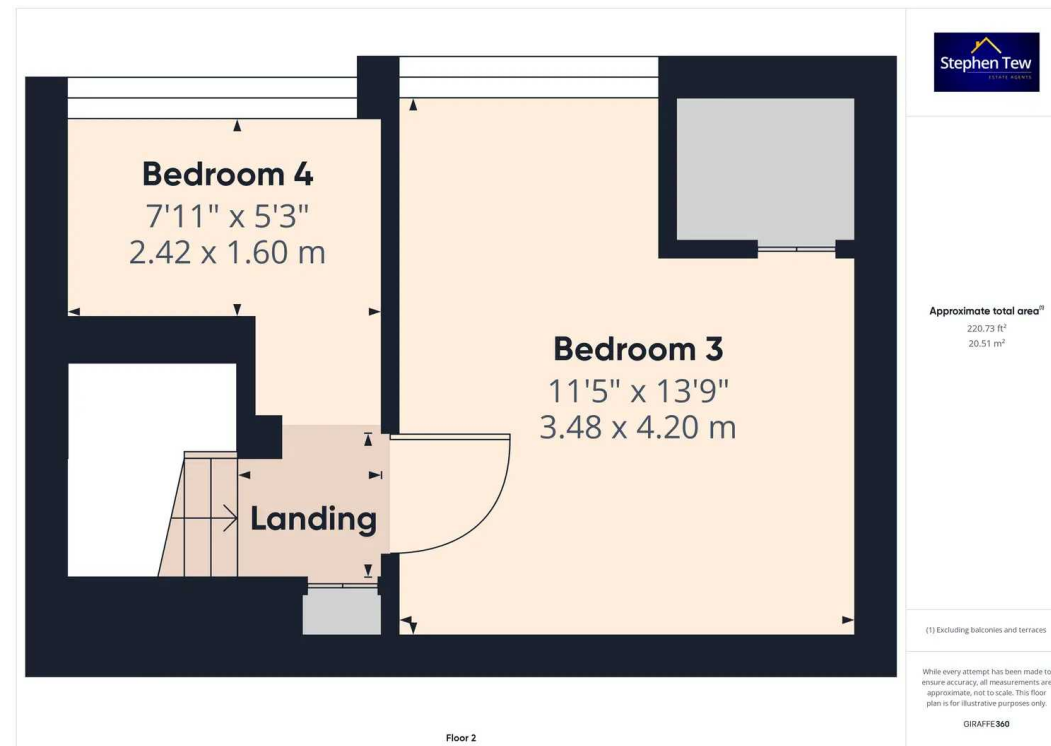
#### **YARD**

Paved yard to the rear

#### **PERMIT**

#### **OFF STREET**









## Stephen Tew Estate Agents

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

01253 401111

[info@stephentew.co.uk](mailto:info@stephentew.co.uk)

[www.stephentew.co.uk](http://www.stephentew.co.uk)

