




Stephen Tew
ESTATE AGENTS
FOR SALE
stephentew.co.uk

93 Collyhurst Avenue, Blackpool

Blackpool

Offers Over **£120,000**

93 Collyhurst Avenue

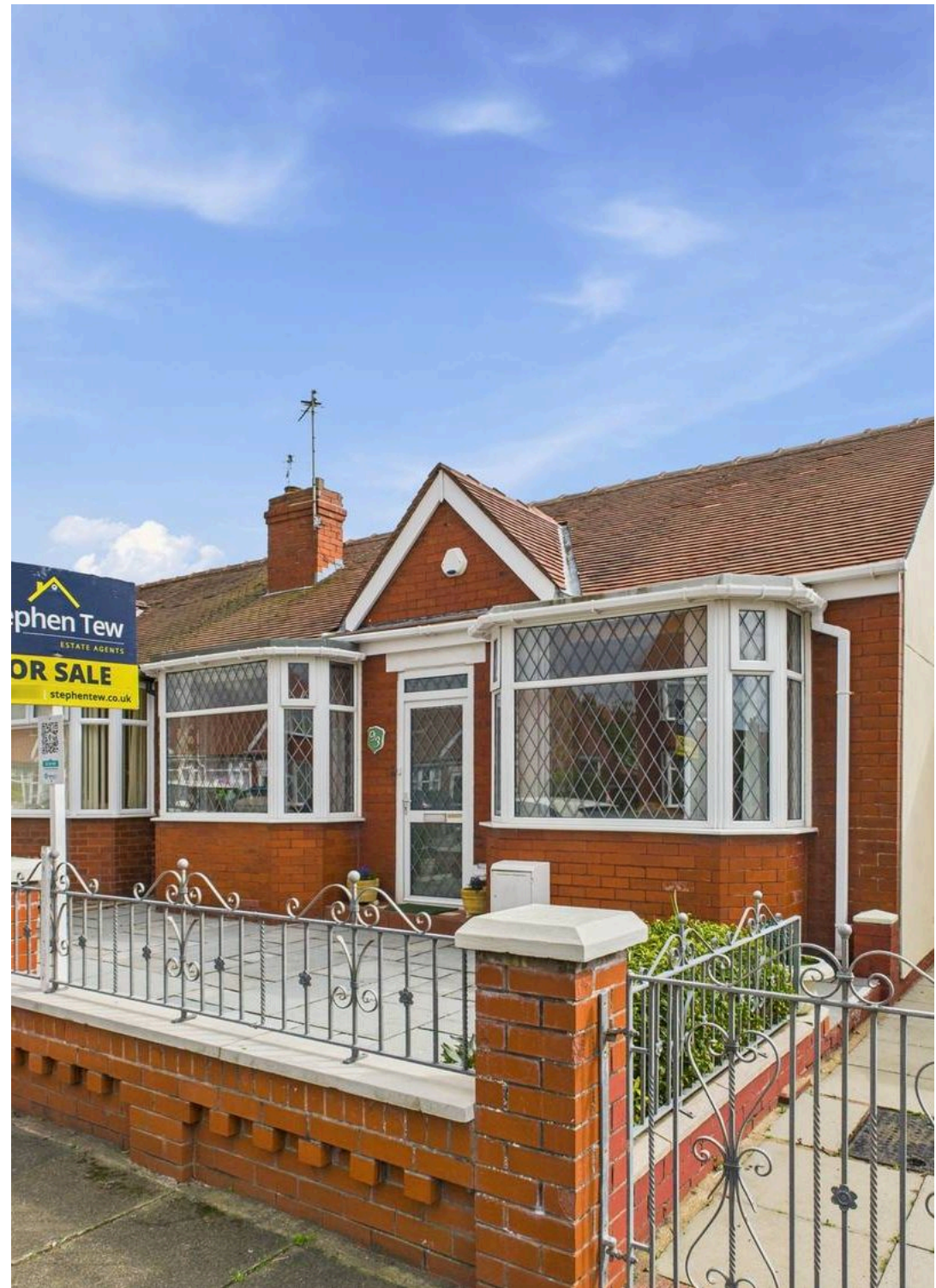
Blackpool

Nestled in a sought-after residential area, this charming 2-bedroom terraced true bungalow presents a rare opportunity for those seeking a comfortable and convenient home. Boasting a location within easy reach of local amenities, shops and transport links. The absence of an onward chain ensures a swift and hassle-free transition for the next lucky homeowner. The accommodation comprises an entrance vestibule, hallway, cosy lounge, two generously sized bedrooms, a kitchen, sunroom, and a three-piece suite bathroom, providing ample space for comfortable living. The property benefits from an abundance of natural light, enhanced by its large south facing garden, offering a welcome retreat for relaxation and recreation. External improvements such as Indian paving to the front and recent maintenance including chimney lowering and re-pointing as well as rendering re-painting, ensure a neat and well-maintained exterior. Modern comforts include uPVC double glazing, gas central heating, and a loft that is boarded for added storage convenience. Additional enhancements include a boiler that is approximately 5 years old and the property being equipped with a water metre for cost-effective utility usage.

Outside, the property truly shines with its impressive outdoor space ideal for enjoying al-fresco dining, gardening, or simply basking in the sunshine. The large south facing garden boasts a delightful mix of artificial lawn, paving, a greenhouse, and a wooden storage shed/workshop, catering to a variety of outdoor activities and hobbies. The shared driveway provides convenient access to the rear of the property, ensuring practicality for residents and visitors alike.

Council Tax band: B

Tenure: Freehold





- 2 Bedroom True Bungalow
- Situated In A Popular Residential Area Within Close Proximity To Local Shops And Transport Links
- No Onward Chain
- Large South Facing Garden With Shared Driveway
- Entrance Vestibule, Hallway, Lounge, 2 Double Bedrooms, Kitchen, Sunroom, 3 Piece Suite Bathroom
- uPVC Double Glazing, Gas Central Heating
- External Improvements Include Indian Paving To The Front (2021), Chimney Lowered And Re-Pointed, Rendering Re-Painted (2024)
- Boiler Is Approx. 5 Years Old, Property Is On A Water Meter
- Loft Is Boarded

Entrance Vestibule

2' 1" x 3' 9" (0.64m x 1.15m)

Hallway

11' 9" x 3' 8" (3.59m x 1.13m)

Lounge

13' 11" x 8' 8" (4.24m x 2.65m)

Kitchen

10' 4" x 9' 8" (3.16m x 2.94m)

Sunroom

4' 7" x 8' 5" (1.40m x 2.57m)

Bedroom 1

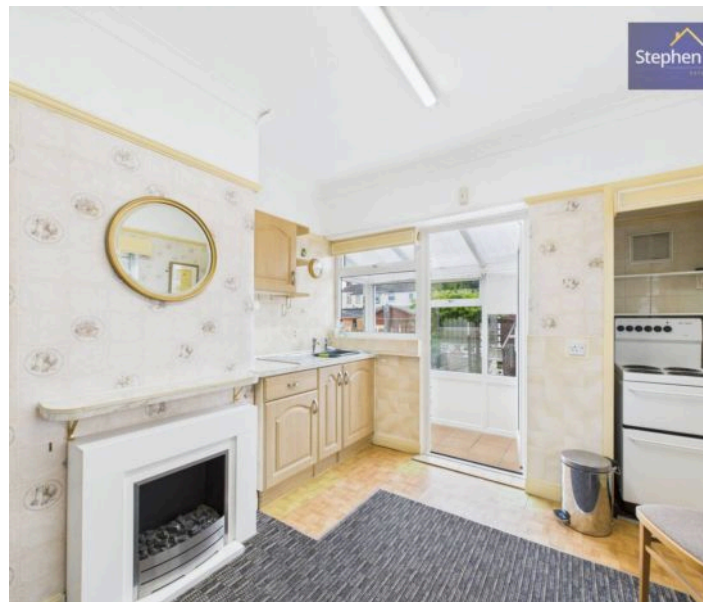
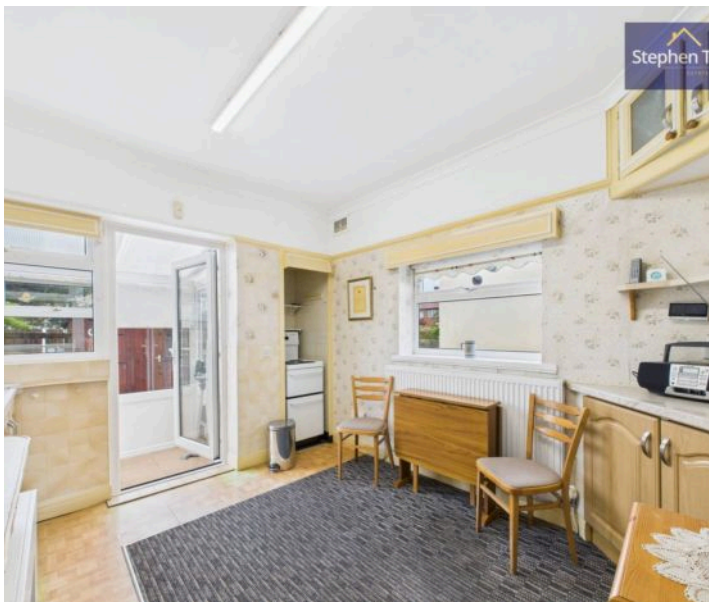
13' 11" x 9' 9" (4.24m x 2.98m)

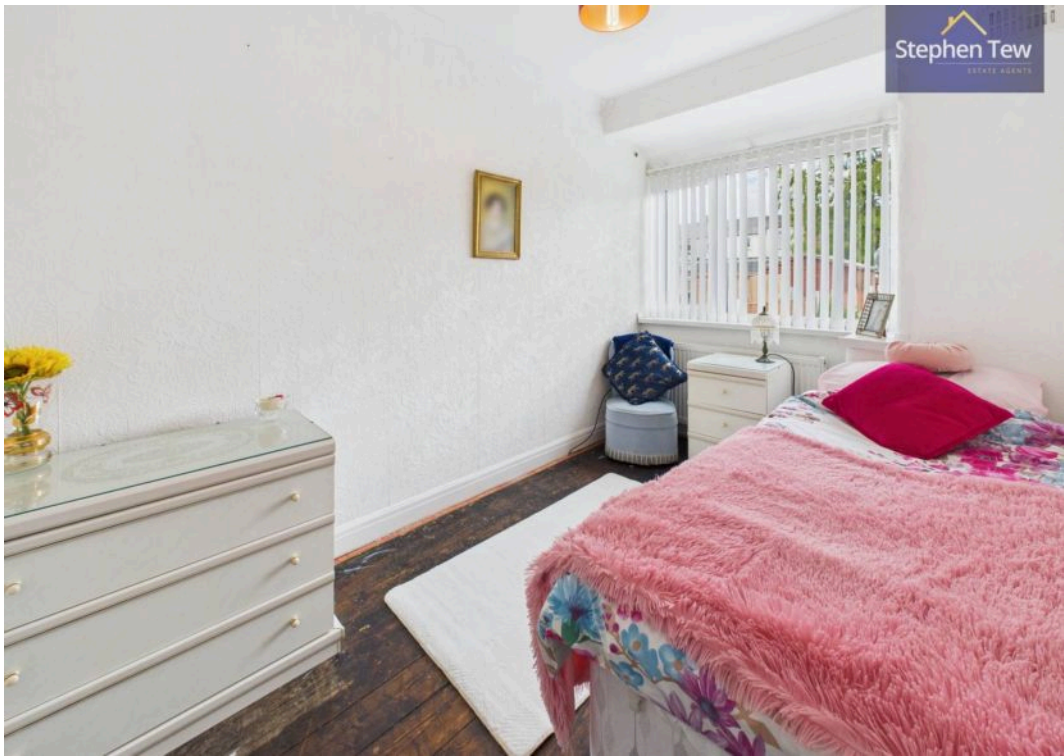
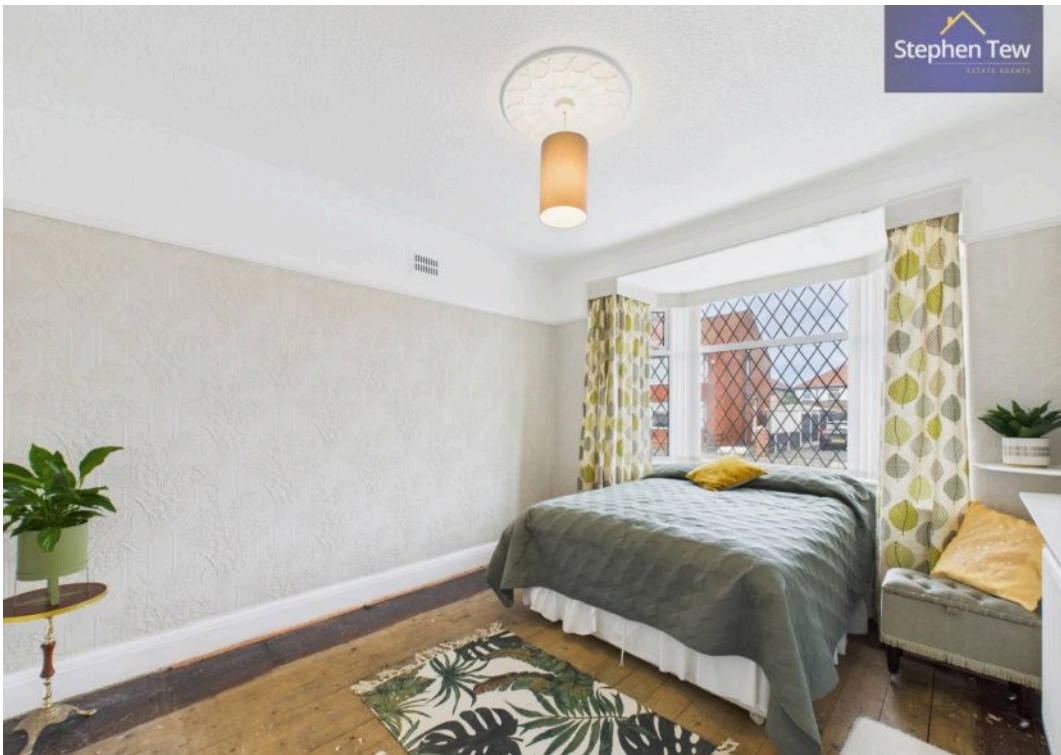
Bedroom 2

12' 2" x 7' 8" (3.71m x 2.34m)

Bathroom

7' 1" x 6' 0" (2.15m x 1.83m)







FRONT GARDEN

Indian paving slabs to the front

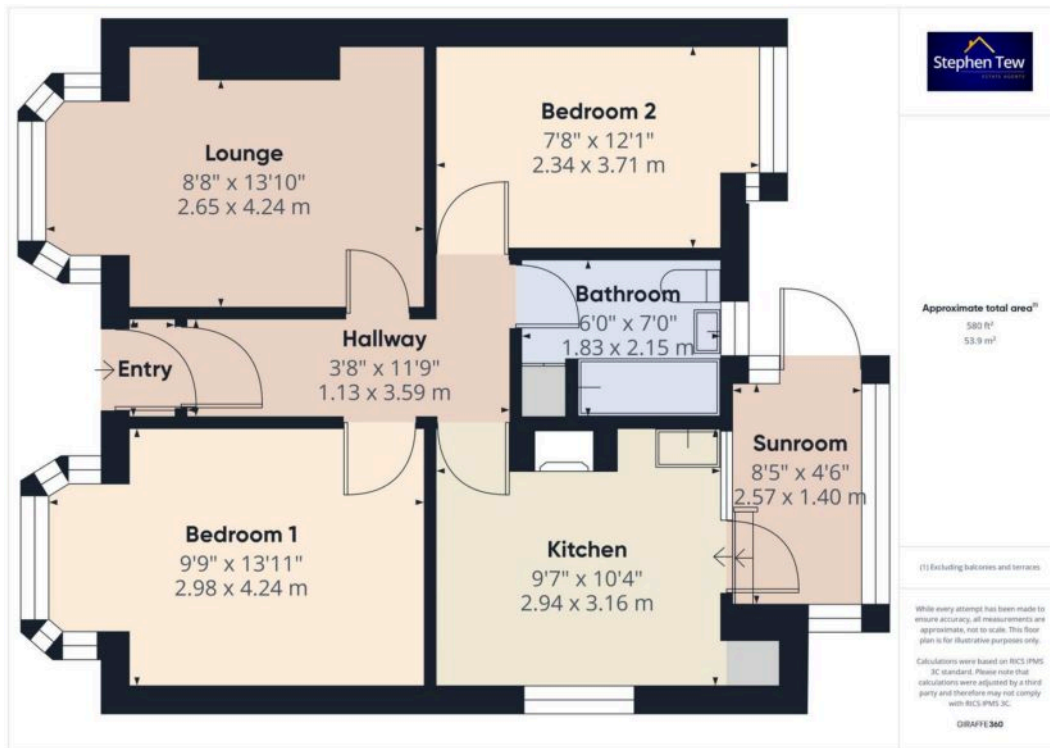
REAR GARDEN

Large south facing garden to the rear with artificial lawn, paving, greenhouse and wooden storage shed/workshop. Shared driveway for access to the rear.

ON STREET

1 Parking Space







Stephen Tew Estate Agents

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