



**48 Airedale Avenue, Blackpool**

Blackpool

Offers Over **£125,000**



# 48 Airedale Avenue

Blackpool

This charming 2-bedroom mid-terraced house offers a wonderful opportunity for those seeking a cosy yet convenient living space. Situated within close proximity to the picturesque Stanley Park, local shops, and amenities, this property provides both a peaceful retreat and easy access to every-day conveniences. Boasting an entrance vestibule leading into a welcoming lounge and a well-appointed kitchen/diner complete with an integrated oven and hob, this home exudes warmth and functionality. The two double bedrooms offer comfortable accommodation, while the three-piece suite bathroom caters to all your needs. With the added benefit of potential off-road parking, a Hive heating system for efficiency, as well as recent external work including repairs to roof tiles and chimney cleaning and re-pointing in 2024, this property is ready for you to move in and make it your own.

Outside, a low-maintenance gravelled garden to the rear provides the perfect spot for al fresco dining or simply unwinding after a busy day. Shared side access ensures practicality and convenience.

With its blend of comfort, functionality, and convenience, this property presents a wonderful chance to embrace a relaxed lifestyle within a desirable location. Don't miss out on the chance to make this delightful house your new home.

Council Tax band: A

Tenure: Freehold





- Charming 2 Bedroom Mid Terraced House
- Within Close Proximity To The Picturesque Stanley Park, Shops And Amenities
- No Onward Chain
- Entrance Vestibule, Lounge, Kitchen/Diner With Integrated Oven And Hob
- 2 Double Bedrooms, 3 Piece Suite Bathroom
- Potential For Off Road Parking
- Hive Heating System
- External Work Undertaken To Include Repairs To Roof Tiles And The Chimney Cleaned And Re-pointed (2024)
- Property is on a water meter, boiler serviced January 2024

#### Entrance Vestibule

3' 5" x 2' 11" (1.04m x 0.88m)

#### Lounge

10' 8" x 12' 9" (3.26m x 3.89m)

#### Kitchen/Diner

12' 9" x 12' 9" (3.89m x 3.89m)

#### Hallway

#### Bedroom 1

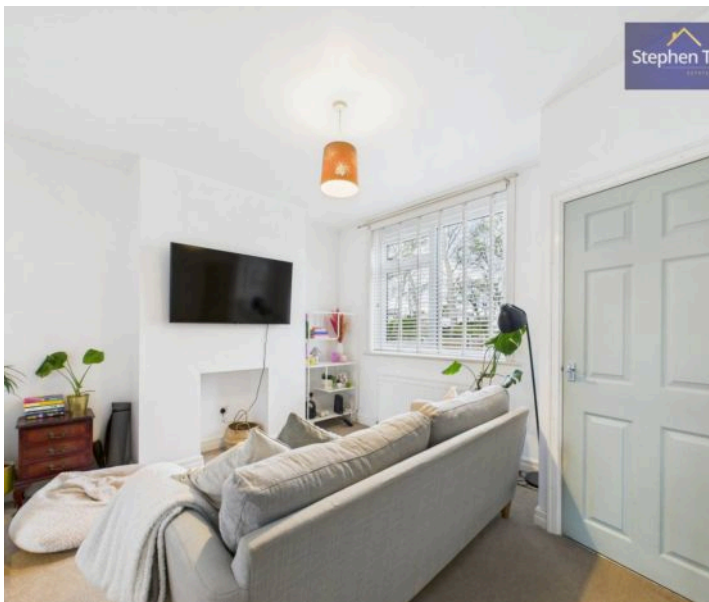
10' 11" x 15' 5" (3.34m x 4.69m)

#### Bedroom 2

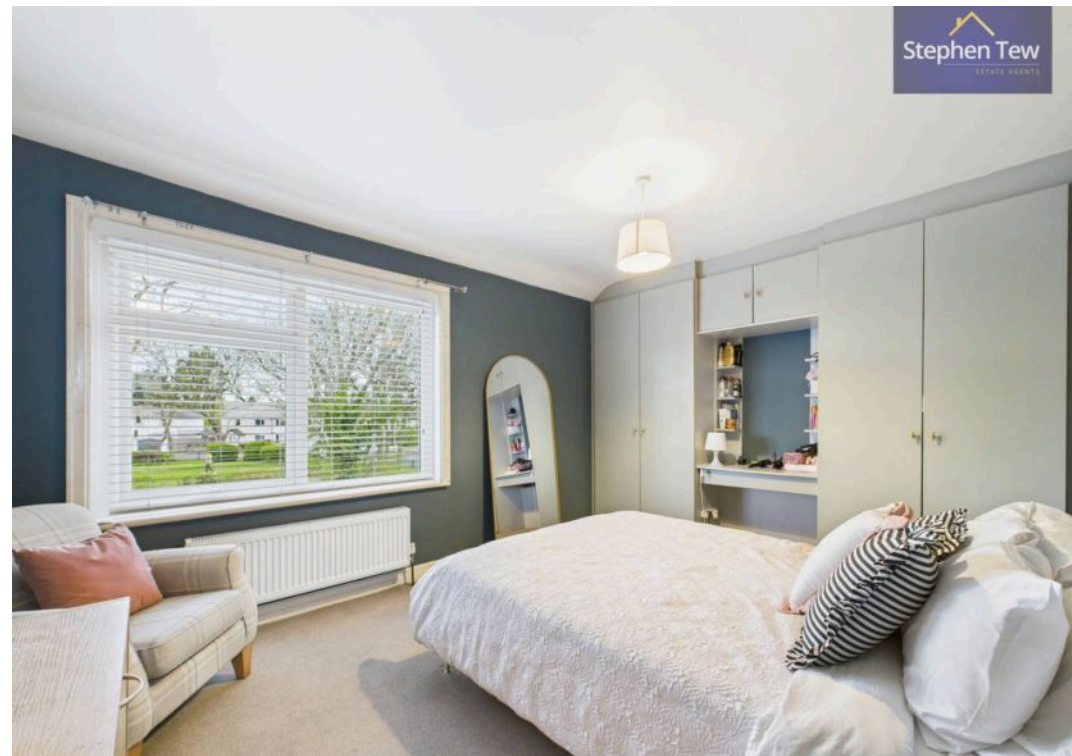
14' 0" x 9' 2" (4.27m x 2.80m)

#### Bathroom

7' 8" x 5' 9" (2.34m x 1.75m)











#### FRONT GARDEN

#### REAR GARDEN

Low maintenance gravelled garden to the rear with shared side access.

#### ON STREET

1 Parking Space









## 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)

