



**7 Hurstmere Avenue, Blackpool**

Blackpool

Offers Over **£125,000**



# 7 Hurstmere Avenue

Blackpool, Blackpool

Introducing this immaculately presented three-bedroom end of terrace house located in a sought-after neighbourhood. Stepping through the front door, you are welcomed by a spacious hallway leading to the open-plan lounge and dining room. The elegant lounge area boasts a feature fireplace and large double patio doors that flood the room with natural light and provide seamless access to the charming rear garden. Upstairs, the landing leads to a modern three-piece suite family bathroom and three well-appointed bedrooms, each offering a peaceful retreat at the end of a long day. This property has been recently refurbished throughout to a high standard, offering a perfect blend of contemporary living and classic charm.

The outside space of this property is sure to impress, with an enclosed east-facing rear garden providing the ideal setting for outdoor entertaining or simply relaxing in the sunshine. The garden benefits from side access, offering convenience for storing garden tools or accessing the garage. The garage provides ample space for parking or additional storage, adding further convenience to this already desirable property. Whether you are a growing family looking for a welcoming home with modern comforts or a professional seeking a peaceful retreat close to the city centre, this property offers the perfect mix of indoor and outdoor living spaces to suit your lifestyle. Don't miss out on the opportunity to make this beautiful house your new home!

Council Tax band: A

Tenure: Freehold

- Three Bedroom End Of Terrace House
- Hallway, Open Plan Lounge/ Dining Room With Double Patio Doors Leading To Rear Garden
- Landing, Three Piece Suite Family Bathroom, Three Bedrooms
- Recently Refurbished Throughout
- Enclosed East Facing Rear Garden With Side Access, Garage







## Hallway

## Lounge

10' 2" x 11' 6" (3.09m x 3.50m)

## Dining Room

12' 7" x 10' 0" (3.84m x 3.06m)

## Kitchen

23' 2" x 5' 3" (7.05m x 1.60m)

## Landing

## Bedroom 1

11' 10" x 11' 4" (3.61m x 3.46m)

## Bedroom 2

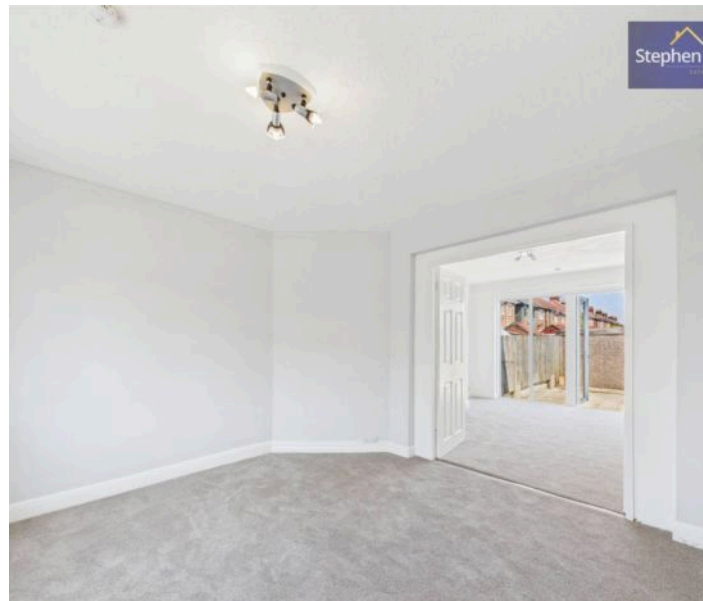
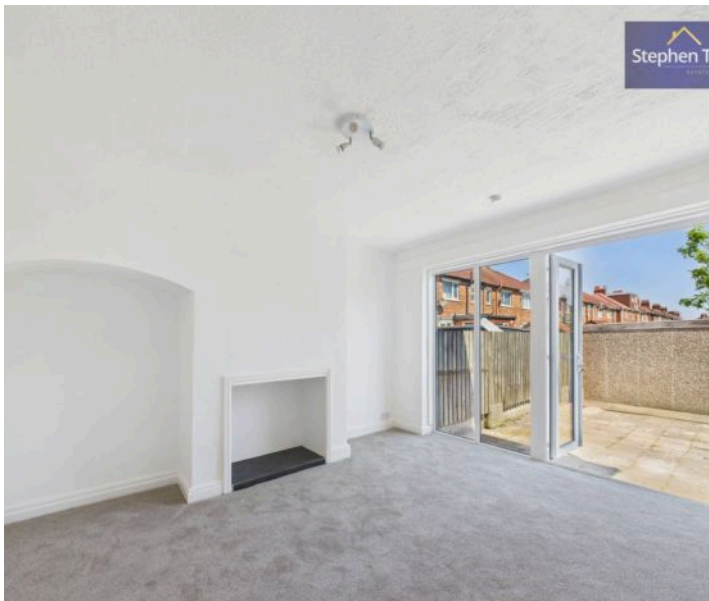
11' 2" x 9' 1" (3.40m x 2.78m)

## Bedroom 3

8' 2" x 8' 0" (2.50m x 2.43m)

## Bathroom

6' 10" x 5' 9" (2.08m x 1.74m)





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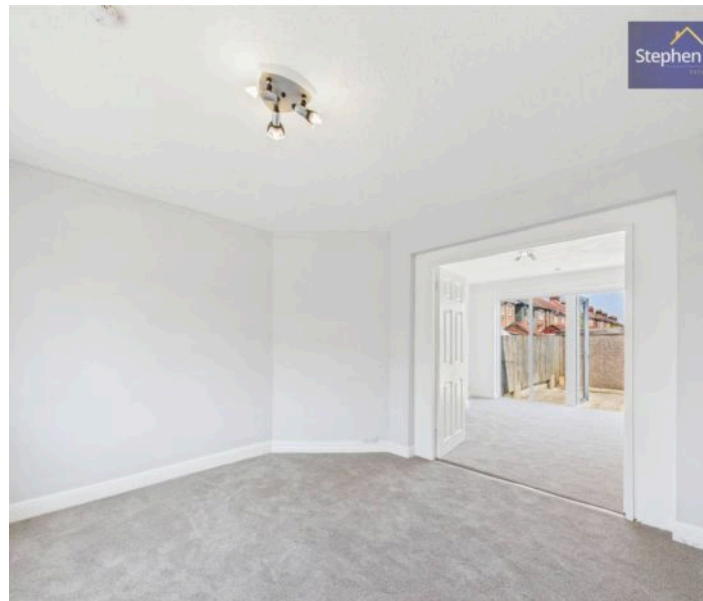
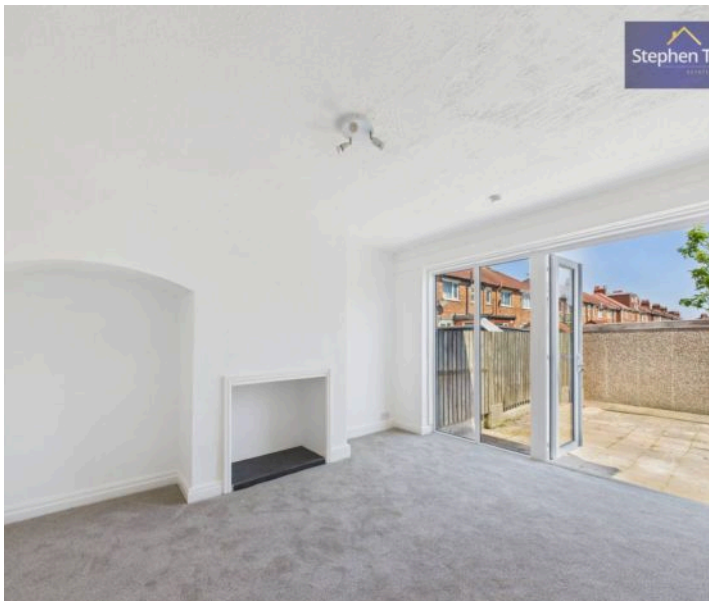
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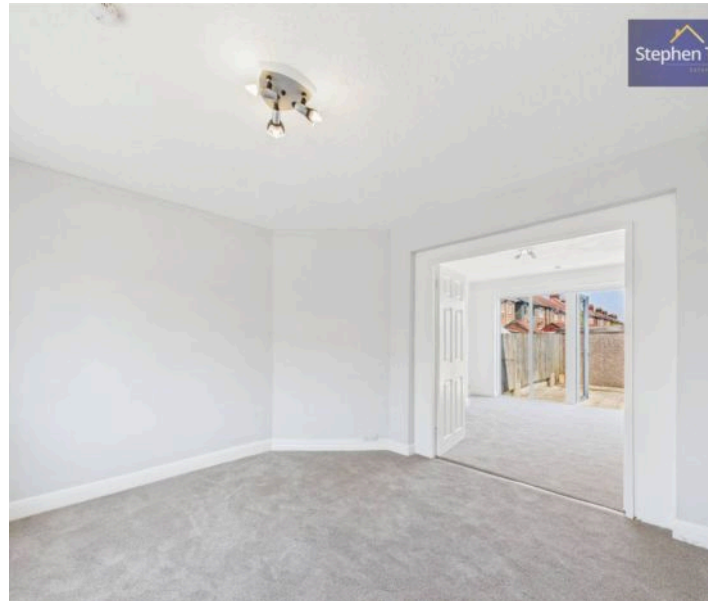
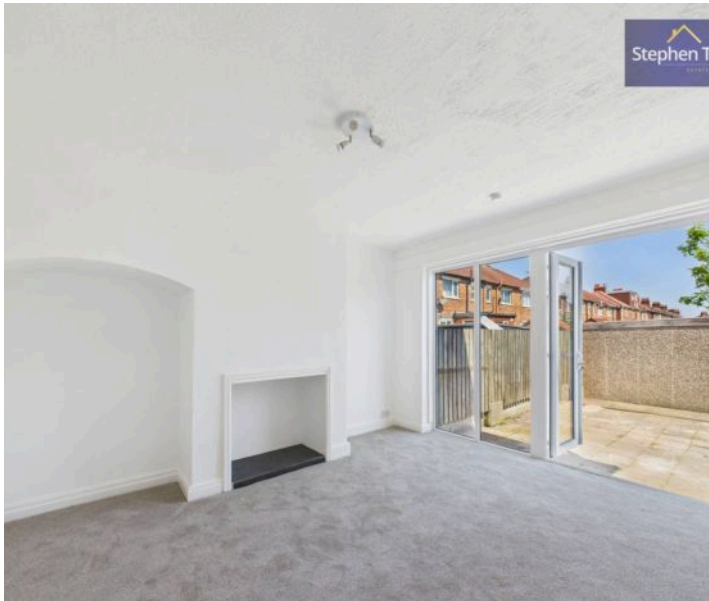


**FRONT GARDEN**

**REAR GARDEN**

**GARAGE**

Single Garage





Floor 1



Floor 2



Approximate total area<sup>(1)</sup>  
753 ft<sup>2</sup>  
69.9 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustration purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 1



Approximate total area<sup>(1)</sup>  
391 ft<sup>2</sup>  
36.3 m<sup>2</sup>

(1) Excluding balconies and terraces

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