



12 Alderley Avenue, Blackpool

Blackpool

Offers Over £160,000

12 Alderley Avenue

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Welcome to this charming Semi Detached House, perfectly positioned in a sought-after and easily accessible location.

Upon entering through the Entrance Porch, you're greeted by a Hallway which leads to the Lounge, a comfortable and inviting space, ideal for relaxing after a long day. The heart of the home lies in the Open plan Living / Dining Kitchen, offering a versatile space for family meals and entertaining guests.

This lovely home boasts 3 Bedrooms, providing ample space for rest and relaxation. The Modern Bathroom is designed for both style and functionality, ensuring comfort and convenience for the residents.

The property is equipped with Gas Central Heating and uPVC Double Glazing, ensuring warmth and energy efficiency throughout the seasons. A Driveway offers off-road parking and leads to a Garage, providing secure storage and convenience for vehicles and belongings.

The Enclosed East Facing Rear Garden offers a private outdoor sanctuary, ideal for enjoying the fresh air and al fresco dining. The garden is thoughtfully designed for relaxation and entertainment, making it a true extension of the indoor living space.

Conveniently, this property is offered with No Onward Chain, streamlining the buying process for potential owners and ensuring a smooth transition into their new home.

Council Tax band: B

Tenure: Freehold

- Extended Semi Detached House situated in a popular and convenient location
- Entrance Porch, Hallway, Lounge, Open Plan Living / Dining Kitchen
- 3 Bedrooms, Modern Bathroom
- Gas Central Heating, uPVC Double Glazing
- Driveway providing off road parking and access to Garage, Enclosed East Facing Rear Garden





Porch

5' 4" x 3' 0" (1.63m x 0.91m)

Hallway

5' 7" x 13' 7" (1.70m x 4.15m)

Lounge

10' 2" x 13' 2" (3.09m x 4.02m)

Living / Dining Kitchen

16' 2" x 13' 0" (4.93m x 3.97m)

Dining Area

8' 0" x 6' 3" (2.43m x 1.91m)

First Floor Landing

Bedroom 1

13' 1" x 9' 10" (3.98m x 2.99m)

Bedroom 2

13' 2" x 9' 9" (4.02m x 2.97m)

Bedroom 3

8' 6" x 6' 2" (2.60m x 1.89m)

Bathroom

8' 8" x 6' 1" (2.64m x 1.85m)





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FRONT GARDEN

REAR GARDEN

DRIVEWAY

1 Parking Space

GARAGE

Single Garage





Floor 1

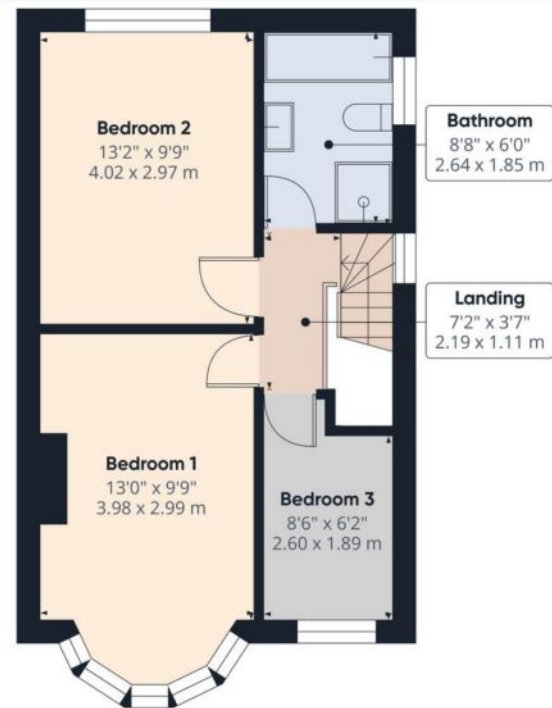


Approximate total area⁽¹⁾
509 ft²
47.2 m²

(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.

DISAFFY 360



Floor 2



Approximate total area⁽¹⁾
407 ft²
37.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS
3C standard. Measurements are
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DISAFFY 360



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