




Stephen Tew
ESTATE AGENTS
FOR SALE
01253 401111 stephentew.co.uk

27 Barmouth Avenue, Blackpool
Blackpool

Offers Over **£130,000**

27 Barmouth Avenue

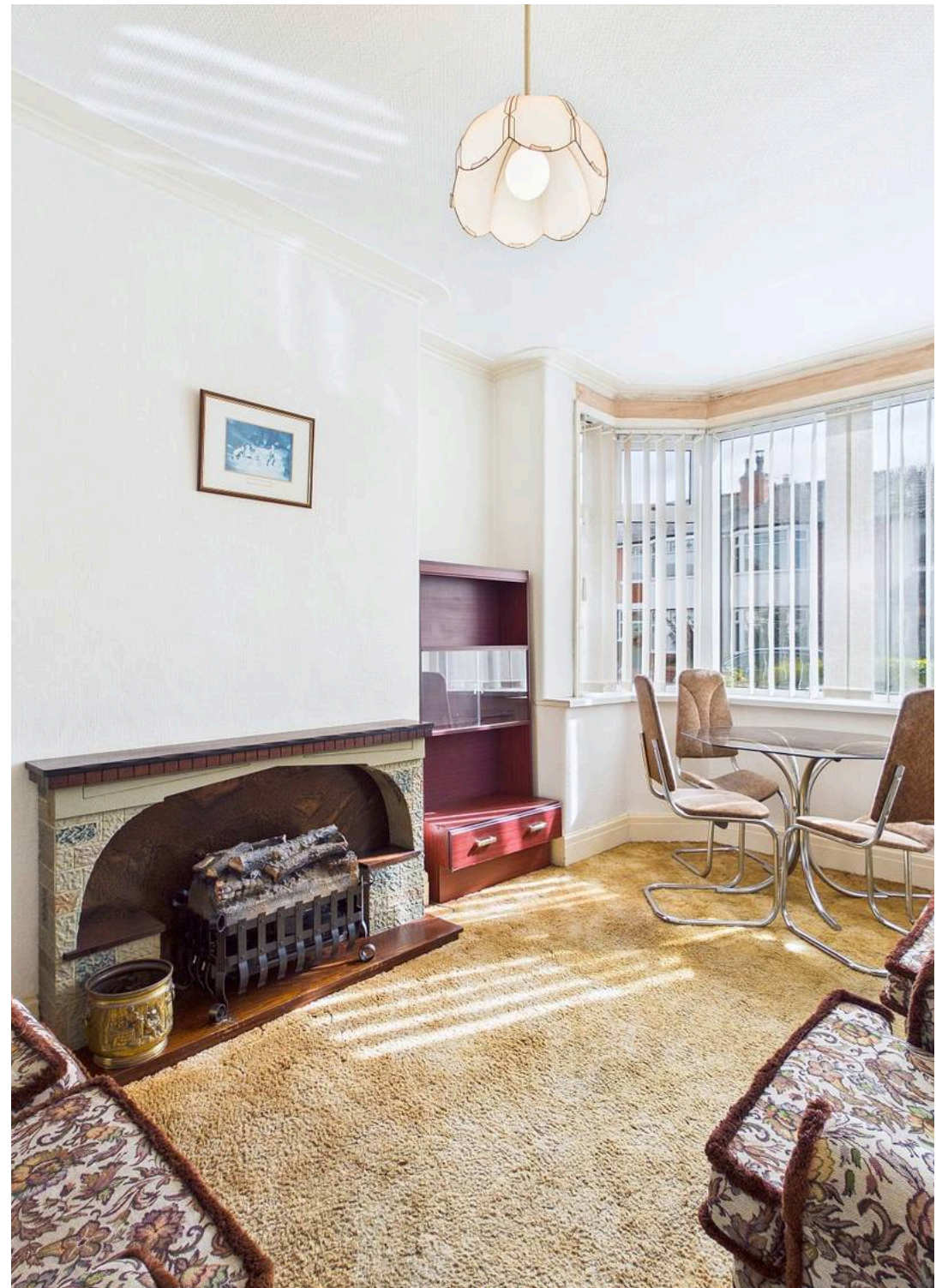
Blackpool

This well-proportioned three-bedroom mid-terrace house is situated in a sought after residential location, offering excellent access to Stanley Park, local amenities, transport links and reputable schools. The property is presented with no onward chain and is freehold, providing an excellent opportunity for buyers seeking a home to personalise and modernise to their own taste. Upon entering, a welcoming hallway leads to the main living spaces, which include a spacious lounge and a separate living/dining room, both ideal for relaxing or entertaining guests. The fitted kitchen is equipped with integrated appliances, providing ample storage and workspace for culinary needs. Upstairs, the landing gives access to three bedrooms, including two generous double bedrooms with fitted wardrobes (offering practical storage solutions) and a well-appointed family bathroom. The property benefits from double glazing and gas central heating, ensuring comfort throughout the seasons. On street parking is available to the front of the property, adding convenience for residents and visitors alike. While the property would benefit from some modernisation, it represents an excellent investment for those wishing to create a comfortable family home in a popular area. The private and enclosed north west facing rear garden includes an outhouse, which is ideal for additional storage or as a potential workshop space. With its excellent location, practical layout and scope for improvement, this property is perfectly suited to first time buyers, families or investors looking for a well-located home with significant potential. Early viewing is highly recommended to appreciate the space and opportunity on offer.

Council Tax band: A

Tenure: Freehold

- Mid Terrace House In A Sought After Residential Location
- Entrance Hallway, Lounge, Living/Dining Room, Fitted Kitchen
- Landing, 3 Bedrooms (2 Double Bedrooms With Fitted Wardrobes), Family Bathroom
- Private and Enclosed North West Facing Rear Garden With An Outhouse Ideal For Storage
- On Street Parking To The Front Of The Property
- Double Glazing, Gas Central Heating, Integrated Appliances In The Kitchen
- Property Requires Some Modernisation, Sold With No Onward Chain, Freehold
- Close Proximity To Stanley Park, Local Amenities, Transport Links And Schools





Stephen Tew
ESTATE AGENTS

Entrance Hallway
14' 0" x 5' 10" (4.26m x 1.79m)

Lounge
14' 2" x 10' 0" (4.31m x 3.04m)

Living/Dining Room
13' 7" x 9' 11" (4.14m x 3.01m)

Kitchen
7' 10" x 6' 4" (2.40m x 1.93m)

Landing
6' 10" x 3' 1" (2.08m x 0.94m)

Bedroom 1
14' 3" x 8' 7" (4.34m x 2.62m)

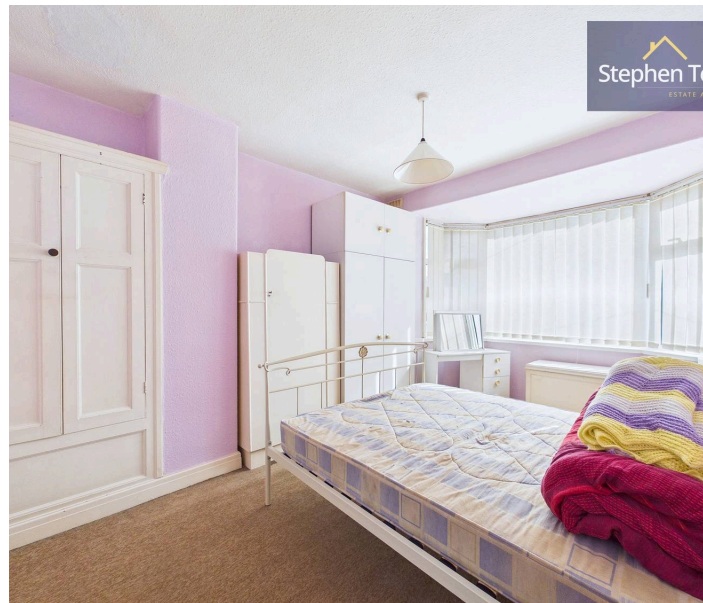
Bedroom 2
13' 9" x 9' 9" (4.18m x 2.97m)

Bedroom 3
6' 11" x 6' 4" (2.11m x 1.92m)

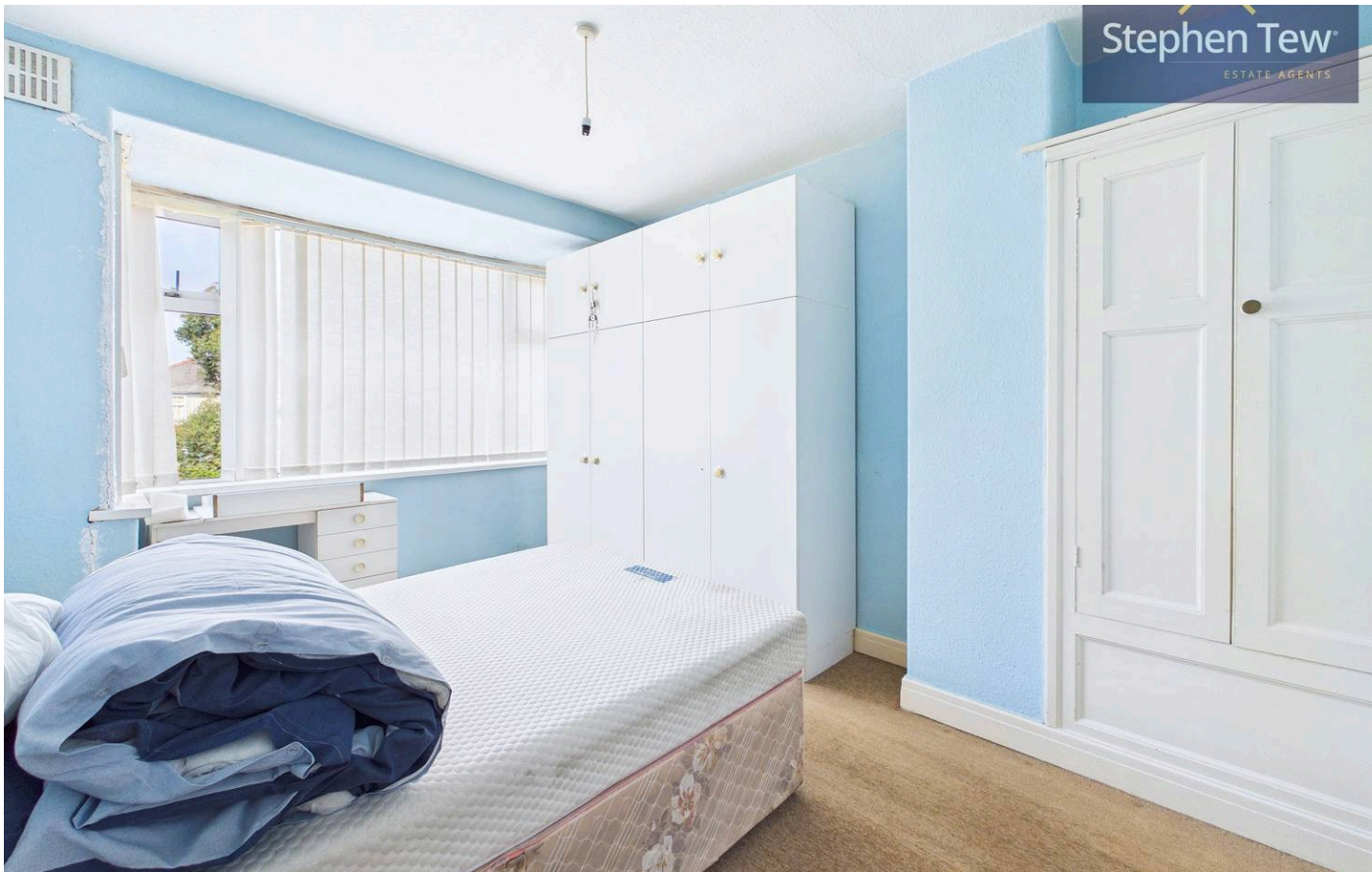
Bathroom
5' 7" x 6' 2" (1.69m x 1.88m)



Stephen Tew
ESTATE AGENTS



Stephen Tew
ESTATE AGENTS



Entrance Hallway
14' 0" x 5' 10" (4.26m x 1.79m)

Lounge
14' 2" x 10' 0" (4.31m x 3.04m)

Living/Dining Room
13' 7" x 9' 11" (4.14m x 3.01m)

Kitchen
7' 10" x 6' 4" (2.40m x 1.93m)

Landing
6' 10" x 3' 1" (2.08m x 0.94m)

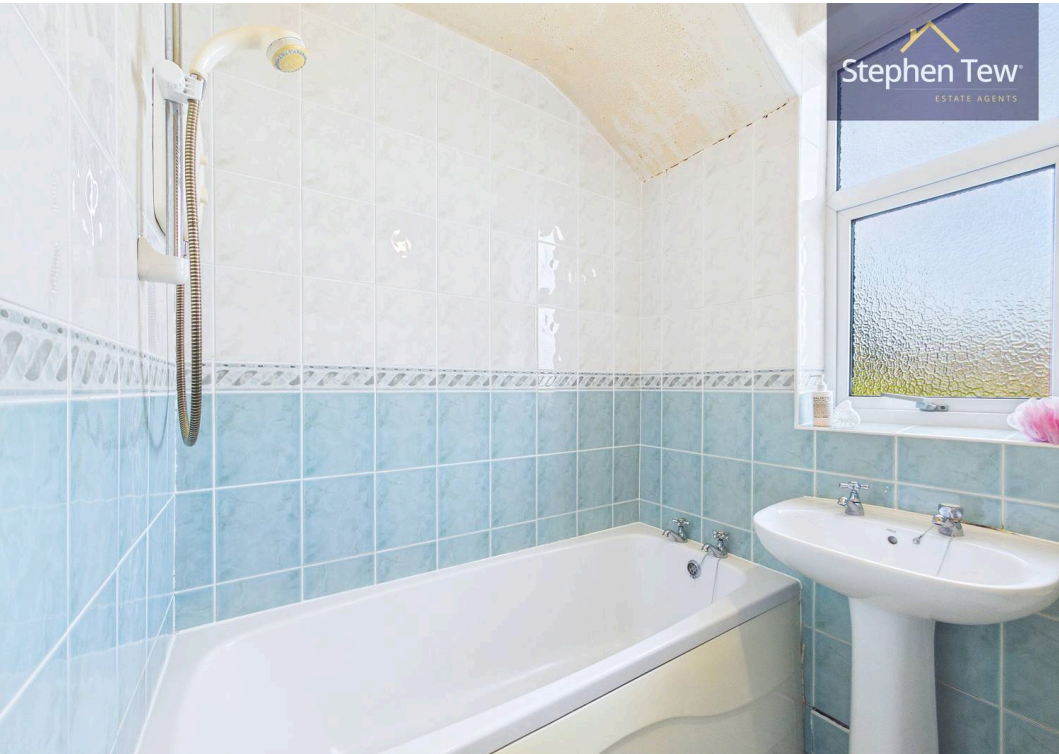
Bedroom 1
14' 3" x 8' 7" (4.34m x 2.62m)

Bedroom 2
13' 9" x 9' 9" (4.18m x 2.97m)

Bedroom 3
6' 11" x 6' 4" (2.11m x 1.92m)

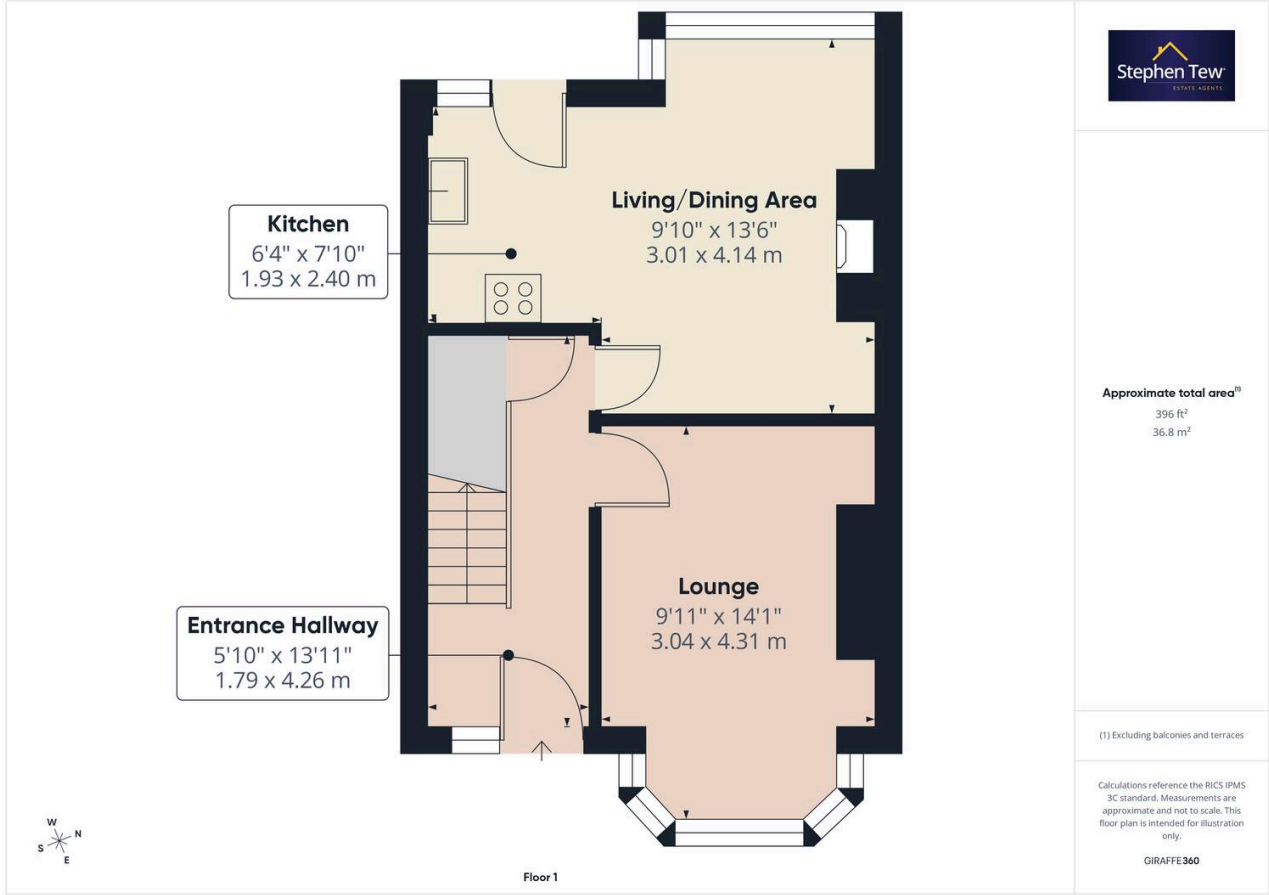
Bathroom
5' 7" x 6' 2" (1.69m x 1.88m)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	85
England, Scotland & Wales		

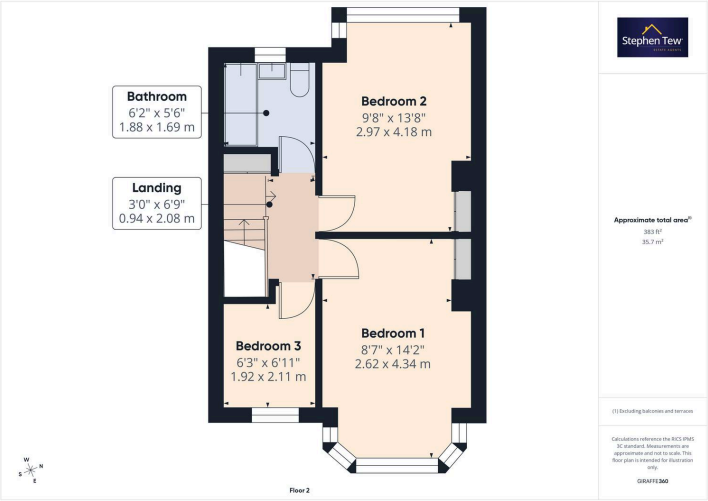
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	62	83
England, Scotland & Wales		



REAR GARDEN

ON STREET

1 Parking Space







Stephen Tew Estate Agents

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

01253 401111

info@stephentew.co.uk

www.stephentew.co.uk

