



40 Ayrton Avenue, Blackpool

Blackpool

Offers Over **£200,000**

40 Ayrton Avenue

Blackpool

Nestled within a sought after cul-de-sac, this semi detached house presents an excellent opportunity for buyers seeking a spacious home with scope for modernisation. The property is approached via an entrance porch, leading into a generous lounge that offers ample space for relaxation and entertaining. An inner hallway connects to a versatile living and dining room, complemented by a fitted kitchen equipped with a range of units and work surfaces. A useful utility room provides additional storage and laundry space, with a separate WC conveniently located on the ground floor.

Upstairs, the accommodation comprises three well proportioned double bedrooms, each offering comfortable living space, alongside a stylish and contemporary four piece bathroom suite. The property benefits from gas central heating and uPVC double glazing throughout, ensuring a warm and energy efficient environment. Externally, a front garden area enhances the property's kerb appeal, while a driveway provides off road parking and leads to an attached garage, offering further parking or storage options.

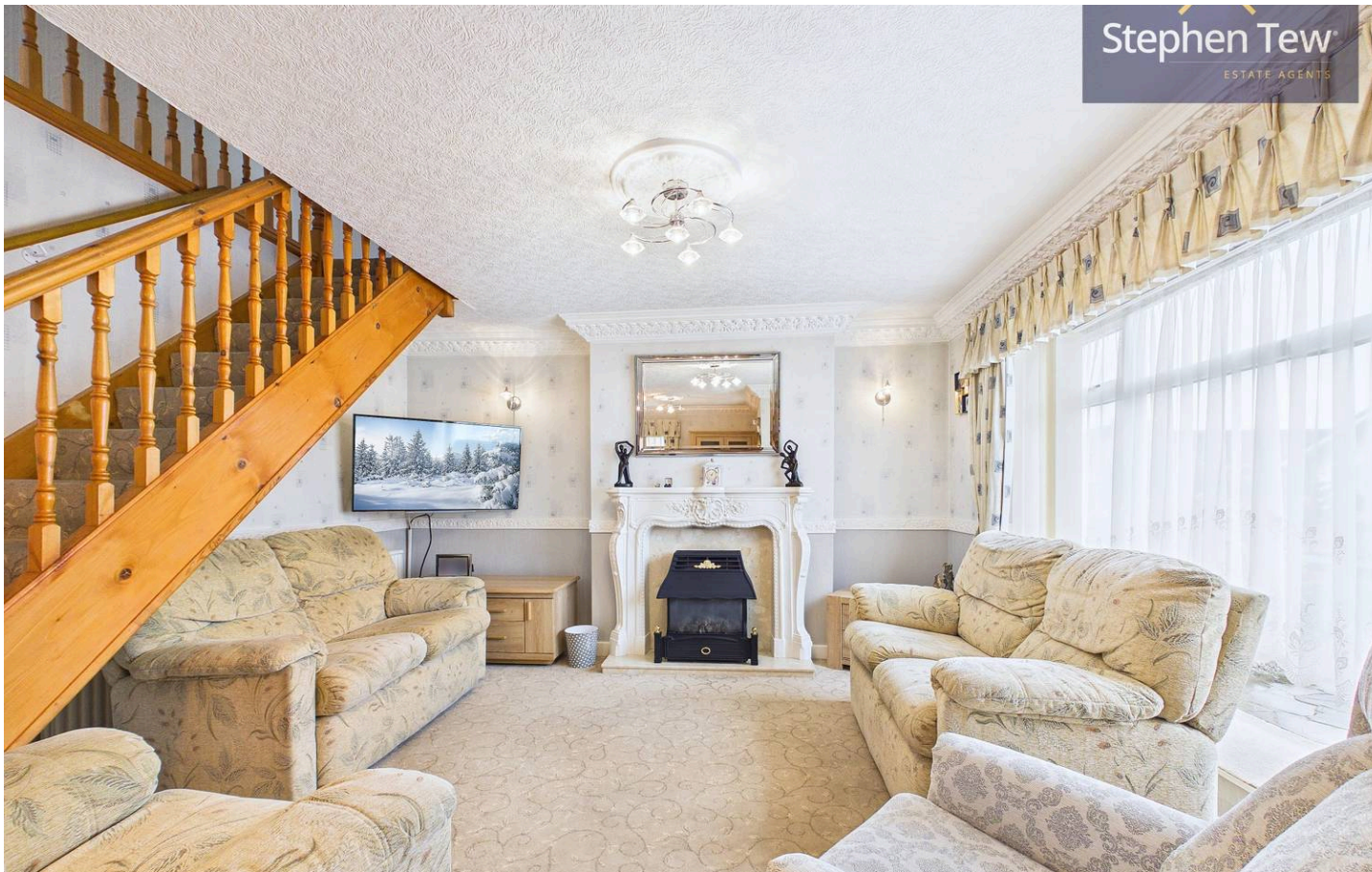
This home is ideally positioned in a popular residential area, close to local amenities, reputable schools and transport links, making it an appealing choice for families and professionals alike. Being offered with no onward chain, this property represents a rare opportunity to acquire a home in a desirable location, ready for a new owner to update and personalise to their own taste. Early viewing is highly recommended to appreciate the potential and generous proportions on offer.

Council Tax band: D

Tenure: Freehold

- Semi Detached House situated in a popular cul-de-sac requiring some modernising and with south facing garden
- Entrance Porch, Spacious Lounge, Inner Hallway, Living / Dining Room, Fitted Kitchen, Utility Room and Separate WC
- 3 Double Bedrooms and modern 4 piece Bathroom
- Gas Central Heating, uPVC Double Glazing
- Front garden area with driveway providing off road parking and access to Garage, Enclosed South Facing Rear Garden





Entrance Porch
7' 5" x 3' 1" (2.25m x 0.93m)

Lounge
21' 0" x 14' 0" (6.41m x 4.27m)

Inner Hallway
13' 8" x 2' 11" (4.17m x 0.90m)

WC
5' 1" x 3' 9" (1.56m x 1.15m)

Dining Room
13' 9" x 10' 7" (4.20m x 3.22m)

Utility Room
8' 0" x 6' 11" (2.43m x 2.11m)

Kitchen
11' 7" x 8' 9" (3.52m x 2.67m)

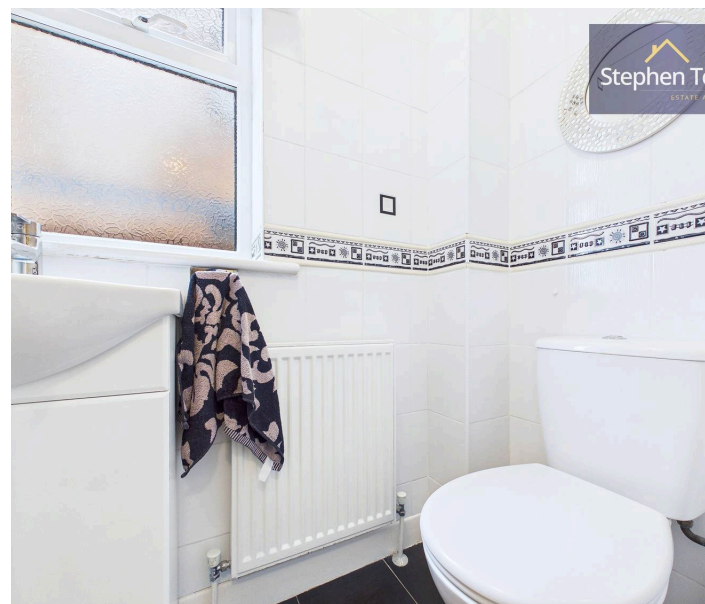
Landing
14' 9" x 6' 2" (4.50m x 1.89m)

Bedroom 1
19' 4" x 10' 6" (5.89m x 3.21m)

Bedroom 2
10' 6" x 10' 5" (3.20m x 3.18m)

Bedroom 3
10' 5" x 10' 1" (3.17m x 3.08m)

Bathroom
5' 10" x 8' 2" (1.79m x 2.50m)





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Bedroom 2

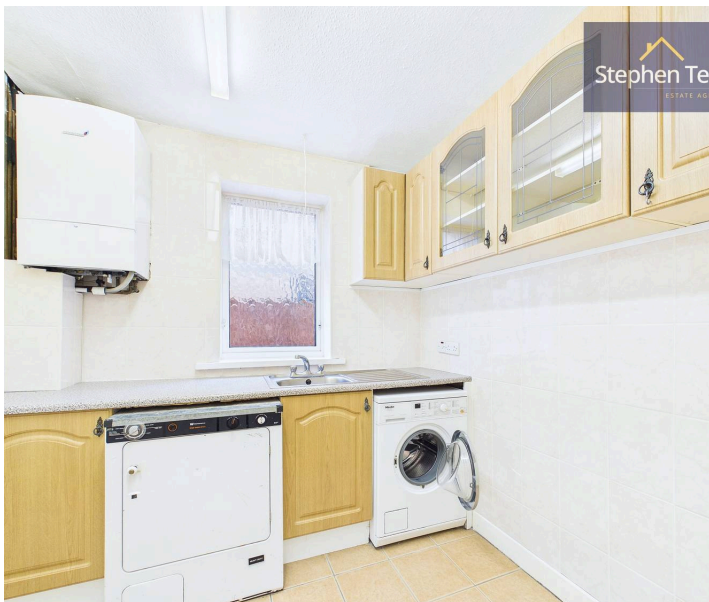
10' 6" x 10' 5" (3.20m x 3.18m)

Bedroom 3

10' 5" x 10' 1" (3.17m x 3.08m)

Bathroom

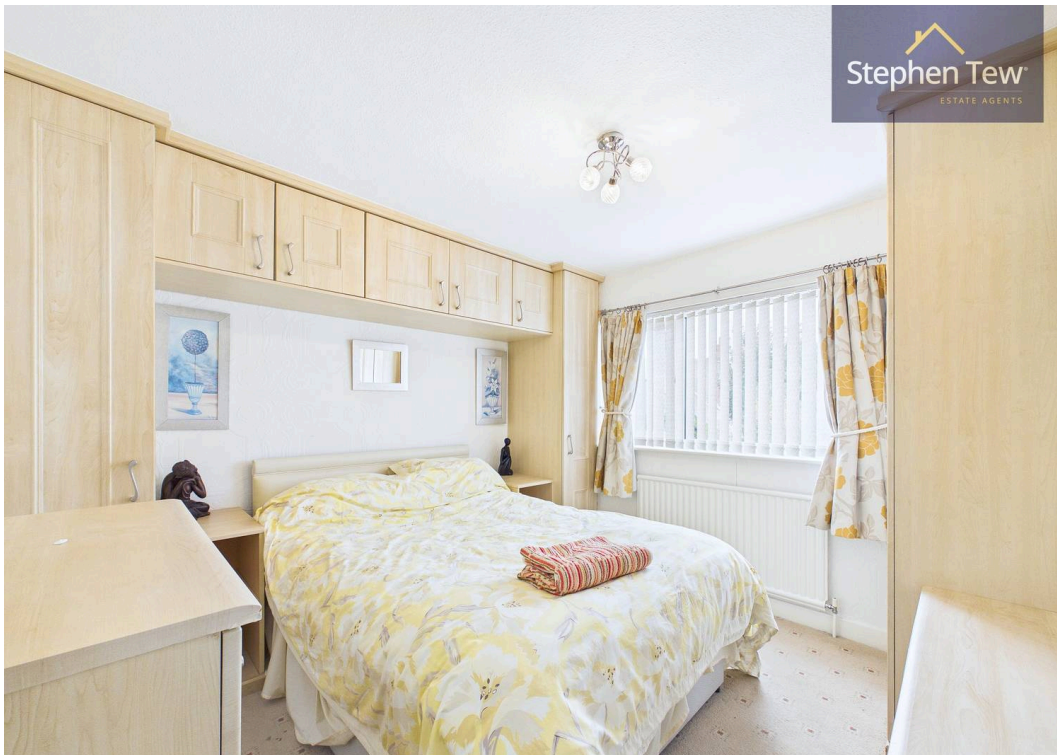
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FRONT GARDEN

REAR GARDEN

DRIVEWAY

2 Parking Spaces

GARAGE

Single Garage





Floor 1



Approximate total area⁽¹⁾
665 ft²
61.8 m²

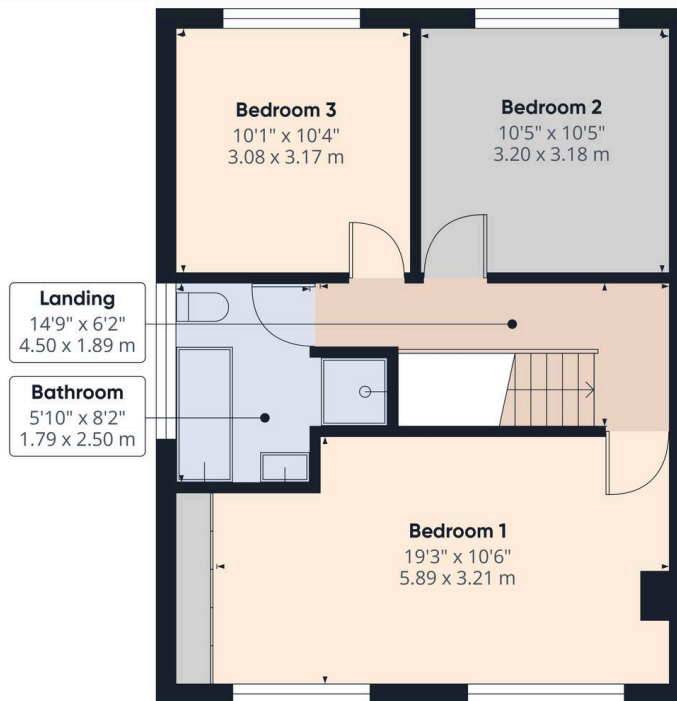
Reduced headroom
13 ft²
1.3 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 2



Approximate total area⁽¹⁾
530 ft²
49.2 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.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales		

Stephen Tew Estate Agents

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

01253 401111

info@stephentew.co.uk

www.stephentew.co.uk

