



23 Goldsboro Avenue, Blackpool

Blackpool

Offers Over **£160,000**

23 Goldsboro Avenue

Blackpool, Blackpool

This well-presented three-bedroom semi-detached house is ideally positioned in Blackpool, offering convenient access to local amenities and excellent transport links. Upon entering the property, you are welcomed by a bright Small Hallway that leads into a spacious lounge, perfect for relaxing or entertaining guests. The modern open-plan kitchen and dining area is thoughtfully designed, providing ample space for family meals and gatherings, and features stylish French doors that open directly onto the garden, allowing for an abundance of natural light. Upstairs, the property offers three comfortable bedrooms and a contemporary family bathroom, making it an ideal choice for growing families. A further staircase leads to a versatile loft room with a WC, which can be used as a home office, playroom, or storage, adding valuable flexibility to the living space.

The exterior of the property is equally impressive, boasting a well-maintained private garden that provides a peaceful retreat for outdoor dining or relaxation. The garden is easily accessed from the kitchen and dining area via French doors, creating a seamless flow between indoor and outdoor living spaces. Mature planting and secure fencing ensure privacy and a safe environment for children and pets. To the front of the property, there is off-road parking on a private driveway, offering convenience for homeowners and visitors alike. The location benefits from close proximity to local parks, schools, and shops, making this an excellent opportunity for those seeking a comfortable family home with generous outside space in a sought-after area of Blackpool.

Council Tax band: A

Tenure: Freehold

- 3 Bedroom Semi-Detached House in Blackpool conveniently located for local amenities and transport links.
- Entrance Vestibule opening to Lounge and open plan Kitchen / Diner.
- Stairs 3 Bedrooms and family Bathroom. Stairs to loft room with WC.
- French doors with garden access
- Well-maintained private garden
- Off-road parking (driveway)





Small Hallway

5' 1" x 6' 11" (1.55m x 2.11m)

Kitchen / Diner

15' 0" x 15' 1" (4.58m x 4.60m)

Lounge

10' 7" x 12' 3" (3.23m x 3.73m)

Bedroom 1

10' 6" x 12' 2" (3.20m x 3.70m)

Bedroom 2

9' 1" x 7' 3" (2.76m x 2.21m)

Bedroom 3

6' 9" x 7' 5" (2.07m x 2.27m)

Bathroom

7' 8" x 4' 6" (2.34m x 1.38m)

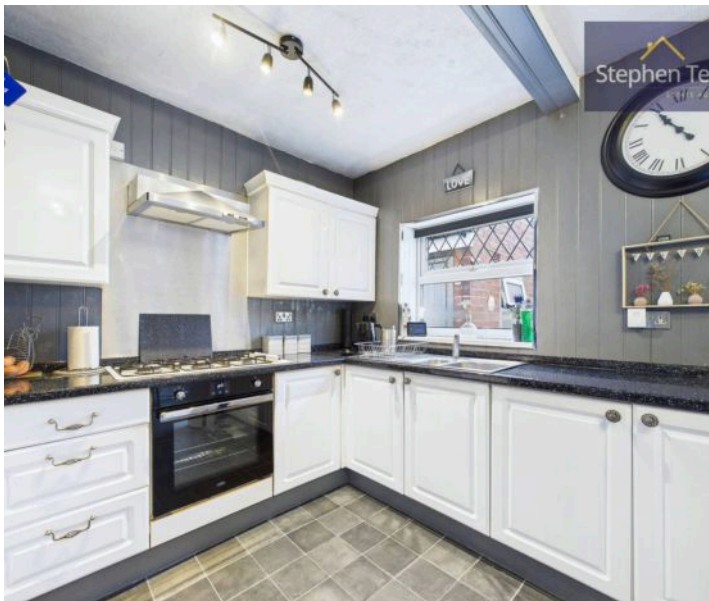
Landing

Loft

11' 0" x 15' 5" (3.36m x 4.71m)

Wc

4' 2" x 11' 1" (1.26m x 3.38m)





Small Hallway

5' 1" x 6' 11" (1.55m x 2.11m)

Kitchen / Diner

15' 0" x 15' 1" (4.58m x 4.60m)

Lounge

10' 7" x 12' 3" (3.23m x 3.73m)

Bedroom 1

10' 6" x 12' 2" (3.20m x 3.70m)

Bedroom 2

9' 1" x 7' 3" (2.76m x 2.21m)

Bedroom 3

6' 9" x 7' 5" (2.07m x 2.27m)

Bathroom

7' 8" x 4' 6" (2.34m x 1.38m)

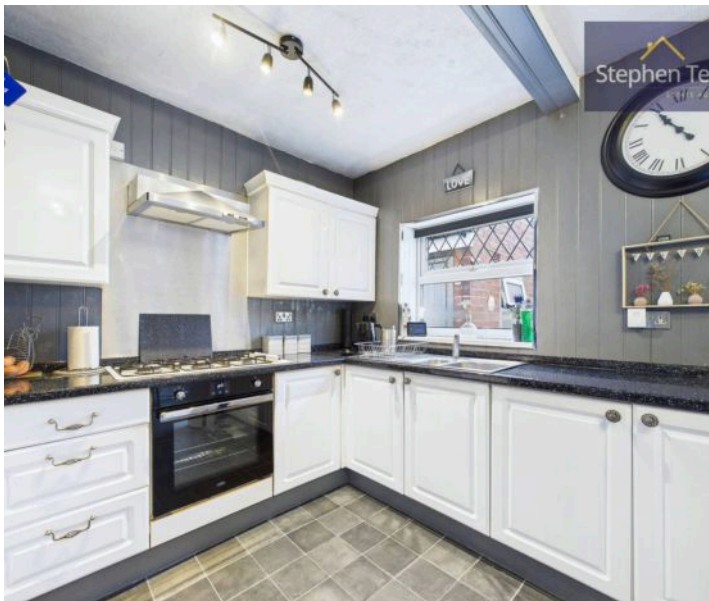
Landing

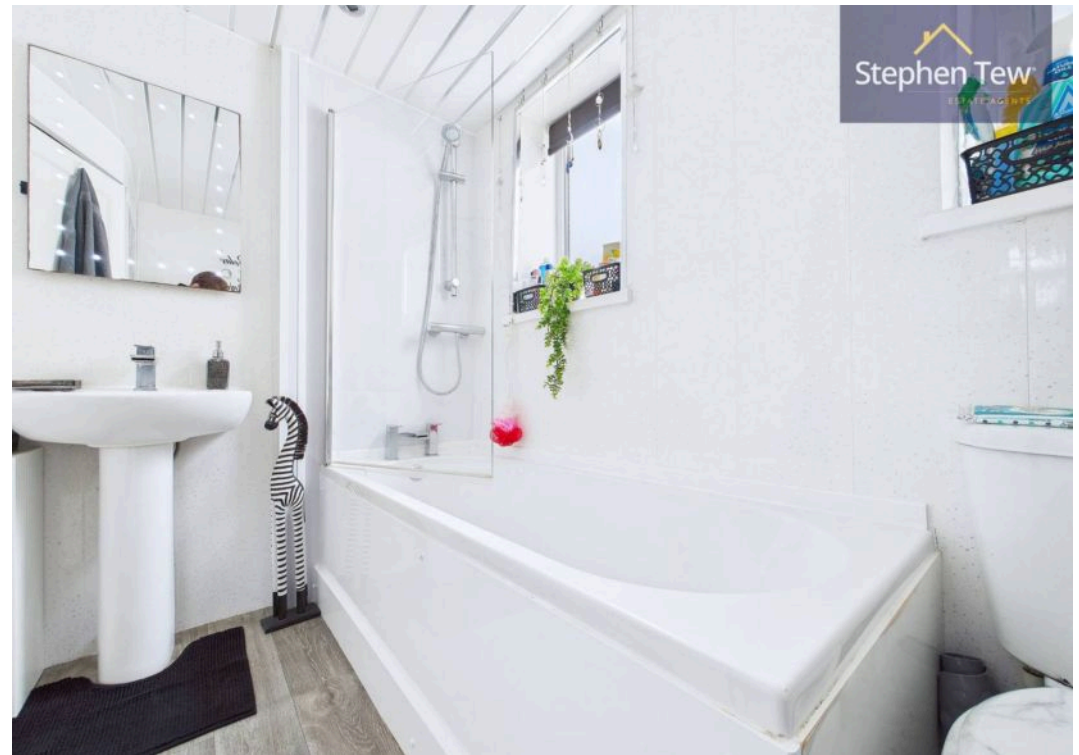
Loft

11' 0" x 15' 5" (3.36m x 4.71m)

Wc

4' 2" x 11' 1" (1.26m x 3.38m)







Stephen Tew
ESTATE AGENTS

GARDEN

DRIVEWAY

1 Parking Space



Stephen Tew
ESTATE AGENTS



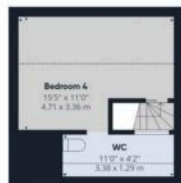
Stephen Tew
ESTATE AGENTS



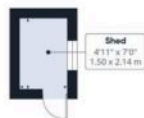
Floor 1 Building 1



Floor 2 Building 1



Floor 3 Building 1



Floor 1 Building 2



Approximate total area¹⁾

962 ft²

89.3 m²

Reduced headroom

91 ft²

8.4 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.

DRAFT 360



Floor 1 Building 1



Approximate total area¹⁾

383 ft²

35.6 m²

Reduced headroom

8 ft²

0.8 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.

DRAFT 360



Stephen Tew Estate Agents

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

01253 401111

info@stephentew.co.uk

www.stephentew.co.uk

