



92 Arnold Avenue, Blackpool

Blackpool

Offers Over £220,000



# 92 Arnold Avenue

Blackpool, Blackpool

Presenting this beautifully presented three-bedroom semi-detached house located in a sought-after residential area, boasting a range of desirable features for comfortable family living. The property greets you with a spacious entrance hallway leading to a charming lounge flooded with natural light through bay windows, a downstairs WC, and a separate dining room perfect for entertaining. The modern kitchen is fitted with integrated appliances including a fridge freezer, dishwasher, oven, and gas hob, complemented by a convenient pantry for added storage. The first floor hosts three bedrooms, with Bedroom 1 offering fitted wardrobes and a bay window, while Bedroom 2 and Bedroom 3 provide ample space for personalisation. The stunning four-piece suite bathroom is a showstopper, showcasing a free-standing bath-tub and a vaulted ceiling with a skylight, creating a luxurious retreat for relaxation.

Step outside to discover the enclosed south-facing rear garden offering a private outdoor haven, perfect for al-fresco dining and summer gatherings. The external space also features side access, providing convenience. Additional highlights include a sunroom roof replaced in 2022, off-road parking for two vehicles, and being conveniently situated within close proximity to schools, shops, and amenities, making it an ideal location for families. With the added benefit of no onward chain, this property presents a unique opportunity to step into a refined lifestyle in a welcoming neighbourhood.

Council Tax band: C

Tenure: Freehold

- Beautifully Presented Three Bedroom Semi Detached House
- Enclosed South Facing Rear Garden With Side Access
- Spacious Entrance Hallway, Lounge With Bay Windows, Downstairs WC, Dining Room
- Modern Kitchen With Integrated Fridge Freezer, Dishwasher, Oven And Gas Hob With Pantry
- Bedroom 1 Features Fitted Wardrobes And Bay Window, Bedroom 2, Bedroom 3
- Impressive Four Piece Suite Bathroom Featuring A Free Standing Bathtub And A Vaulted Ceiling With Skylight
- Sunroom Roof Replaced 2022
- Off Road Parking For Two Vehicles







#### Hallway

8' 0" x 17' 11" (2.43m x 5.45m)

#### Lounge

13' 5" x 17' 0" (4.09m x 5.18m)

#### WC

#### Lounge/ Dining Room

12' 6" x 14' 1" (3.82m x 4.30m)

#### Sunroom

9' 7" x 8' 2" (2.91m x 2.49m)

#### Kitchen

9' 1" x 16' 6" (2.78m x 5.04m)

#### Pantry

5' 0" x 2' 6" (1.53m x 0.75m)

#### Landing

4' 10" x 9' 7" (1.48m x 2.91m)

#### Bathroom

8' 11" x 10' 0" (2.73m x 3.05m)

#### Bedroom 1

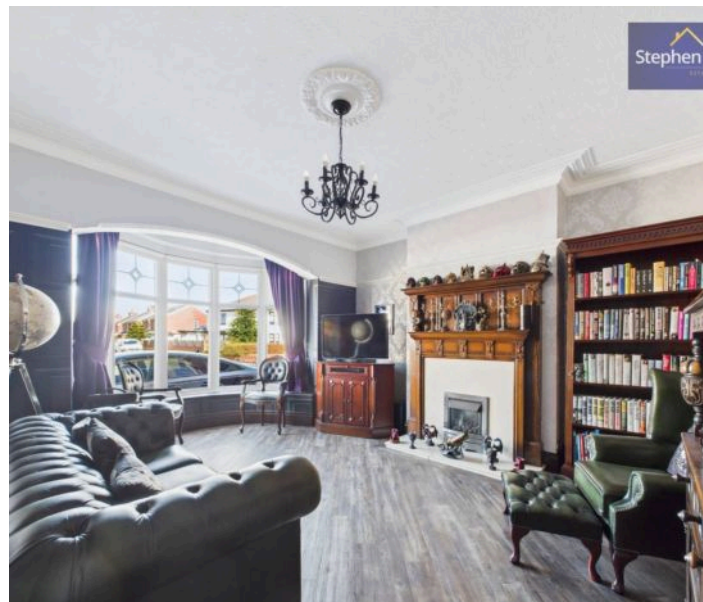
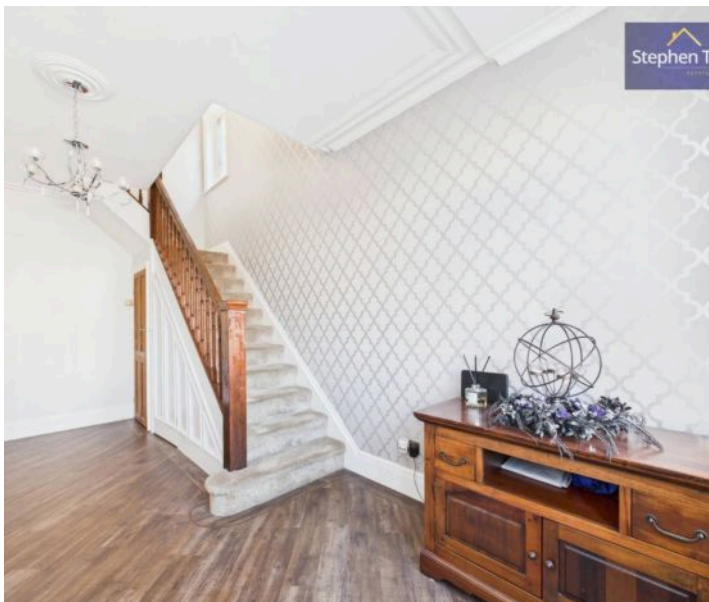
12' 2" x 16' 10" (3.71m x 5.12m)

#### Bedroom 2

12' 7" x 16' 2" (3.83m x 4.94m)

#### Bedroom 3

8' 0" x 8' 0" (2.44m x 2.45m)







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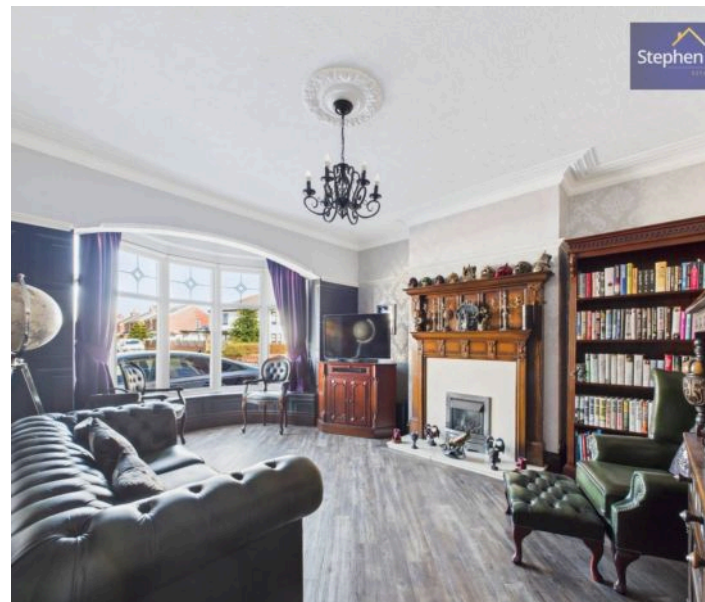
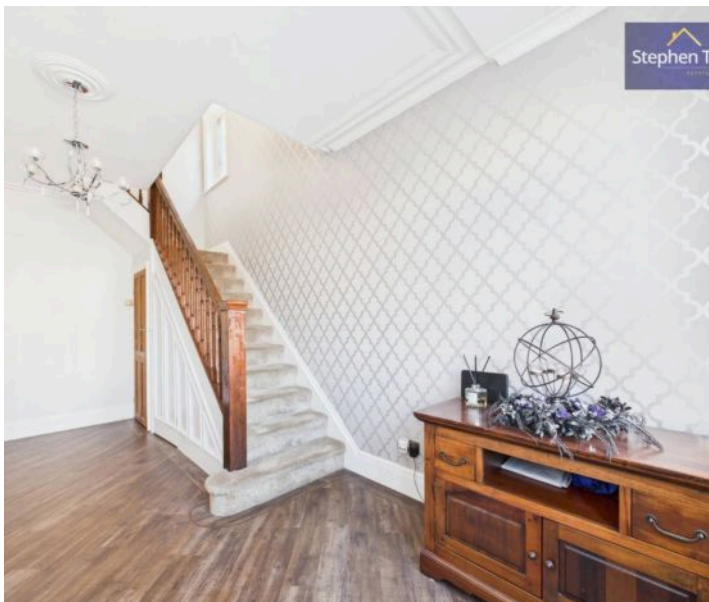
12' 2" x 16' 10" (3.71m x 5.12m)

#### Bedroom 2

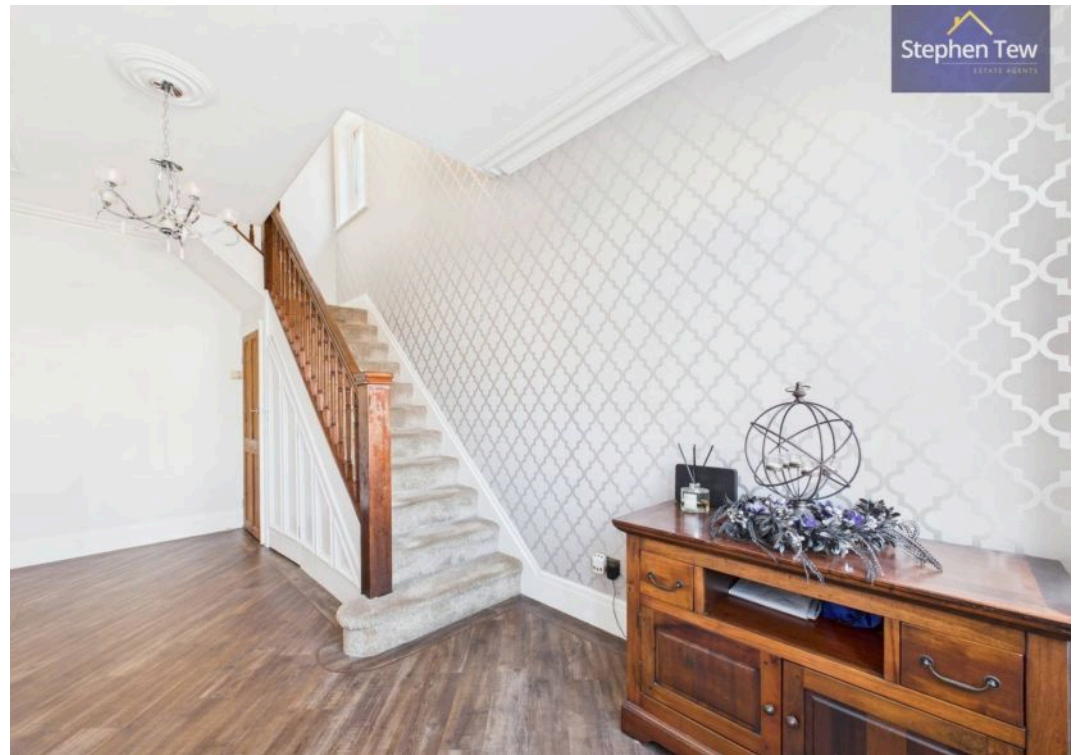
12' 7" x 16' 2" (3.83m x 4.94m)

#### Bedroom 3

8' 0" x 8' 0" (2.44m x 2.45m)









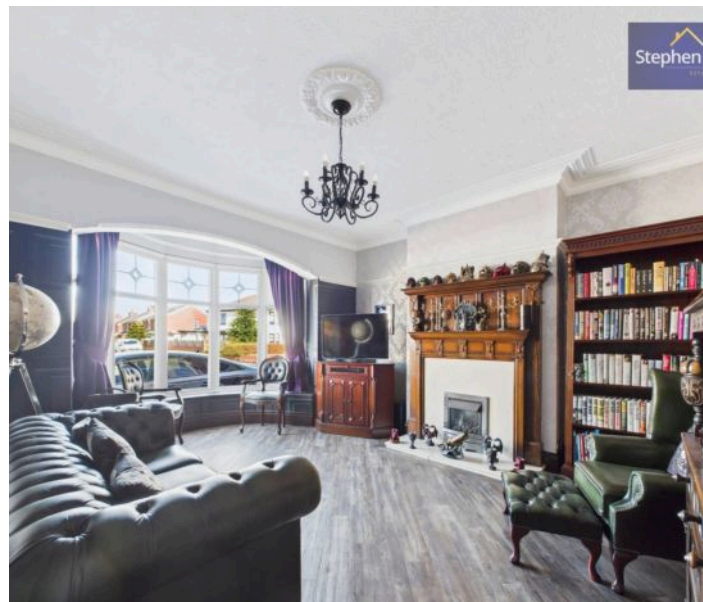
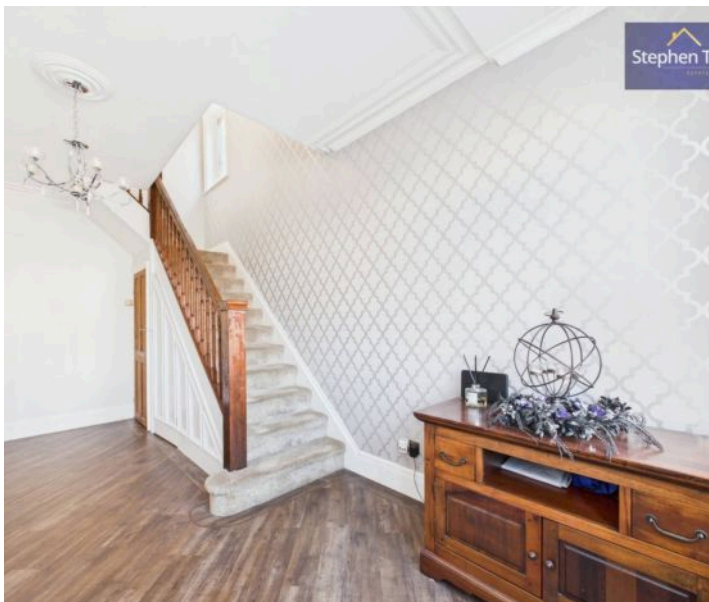


**FRONT GARDEN**

**REAR GARDEN**

**OFF STREET**

**2 Parking Spaces**





Floor 1



Floor 2



Approximate total area\*

1386.82 ft<sup>2</sup>  
128.84 m<sup>2</sup>

(\*) 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\*

795.23 ft<sup>2</sup>  
73.88 m<sup>2</sup>

(\*) Excluding balconies and terraces

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DRAFT 360





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