



**31 Barclay Avenue, Blackpool**

Blackpool

Offers Over **£125,000**

# 31 Barclay Avenue

## Blackpool

This well presented mid terrace house is located in a popular and convenient area, offering an ideal opportunity for first time buyers, young professionals, or those seeking a low maintenance home. Upon entering the property, you are greeted by a welcoming entrance vestibule that leads into a hallway, providing access to the principal rooms. The spacious lounge is tastefully decorated, creating a comfortable environment for relaxing or entertaining guests. The modern fitted kitchen is equipped with a range of contemporary units, offering ample storage and workspace for culinary enthusiasts. Upstairs, there are two good sized bedrooms, both of which are neutrally decorated and benefit from plenty of natural light. The modern bathroom is fitted with a stylish three piece suite, including a shower over the bath, and is finished with attractive tiling and quality fixtures. The property benefits from gas central heating and uPVC double glazing throughout, ensuring a warm and energy efficient living environment all year round. Additional features include an enclosed rear garden and a garage, providing secure parking or valuable storage space. Situated in a sought after location, this home is conveniently positioned for access to local amenities, schools, and public transport links, making it an excellent choice for those seeking a blend of comfort and convenience. Internal viewing is highly recommended to fully appreciate the quality of accommodation on offer.

Council Tax band: A

Tenure: Freehold

- Well Presented Mid Terrace House situated in a popular and convenient location
- Entrance Vestibule, Hallway, Lounge, Modern Fitted Kitchen
- 2 Bedrooms, Modern Bathroom
- Gas Central Heating, uPVC Double Glazing
- Enclosed Rear Garden with Garage
- Vendor unaware if the loft is boarded / Water Meter / Boiler located in Kitchen not sure its age





**Vestibule**  
3' 3" x 2' 6" (0.99m x 0.76m)

**Hallway**  
3' 3" x 8' 8" (0.99m x 2.64m)

**Lounge**  
11' 1" x 11' 6" (3.37m x 3.50m)

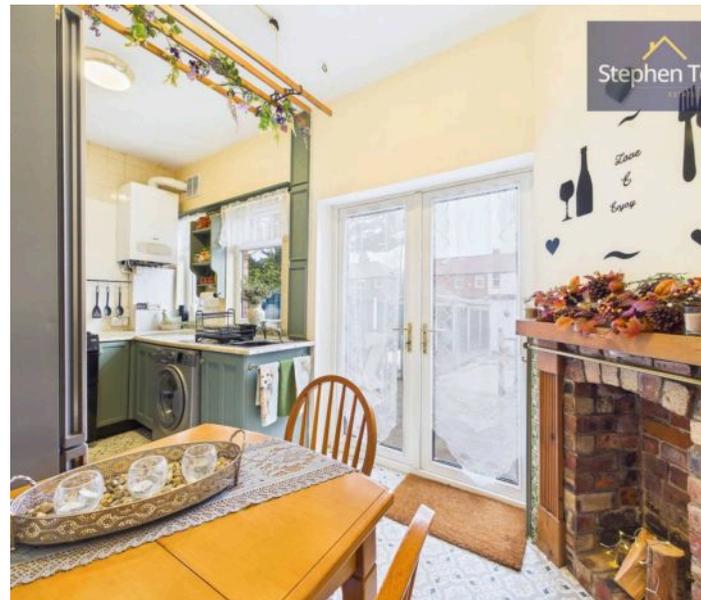
**Kitchen**  
14' 7" x 7' 3" (4.44m x 2.22m)

**Landing**  
10' 1" x 5' 5" (3.08m x 1.65m)

**Bedroom 1**  
14' 5" x 8' 9" (4.40m x 2.67m)

**Bedroom 2**  
9' 7" x 7' 3" (2.91m x 2.22m)

**Bathroom**  
4' 11" x 7' 1" (1.51m x 2.17m)





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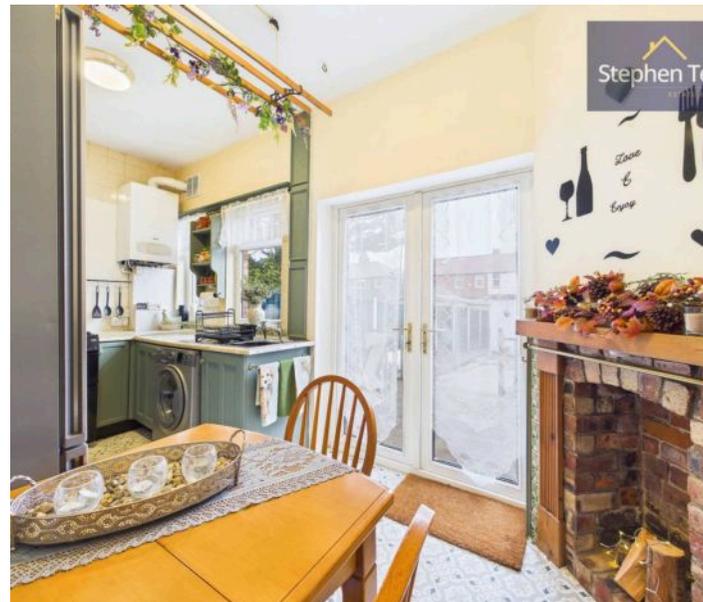
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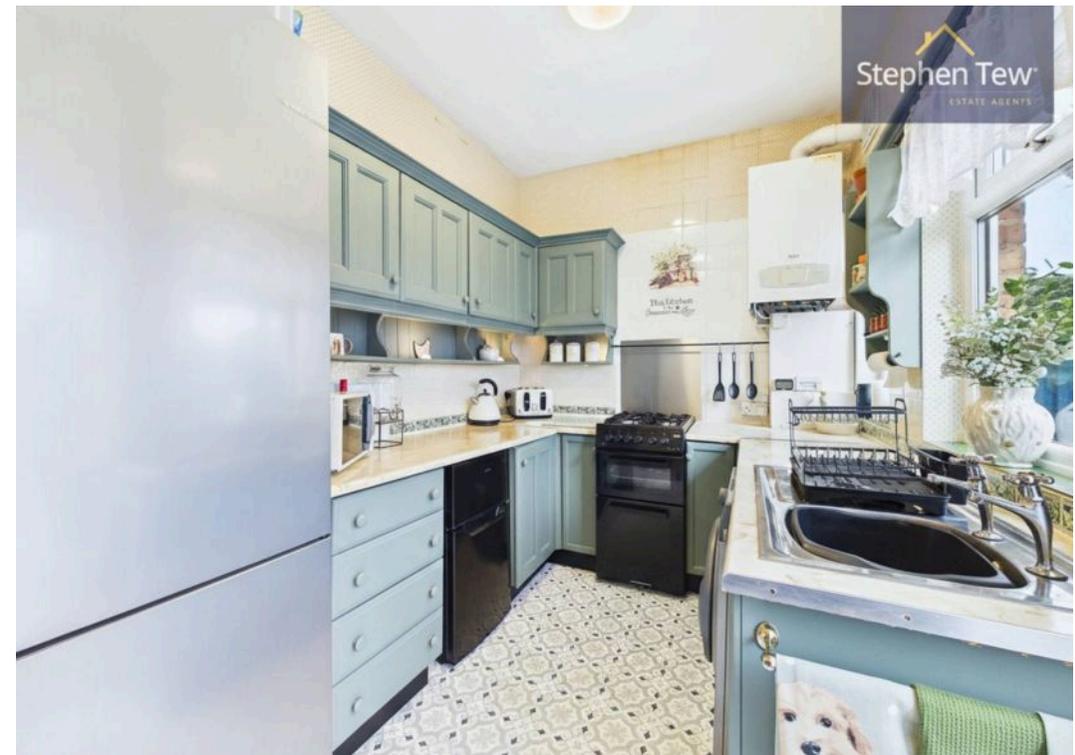
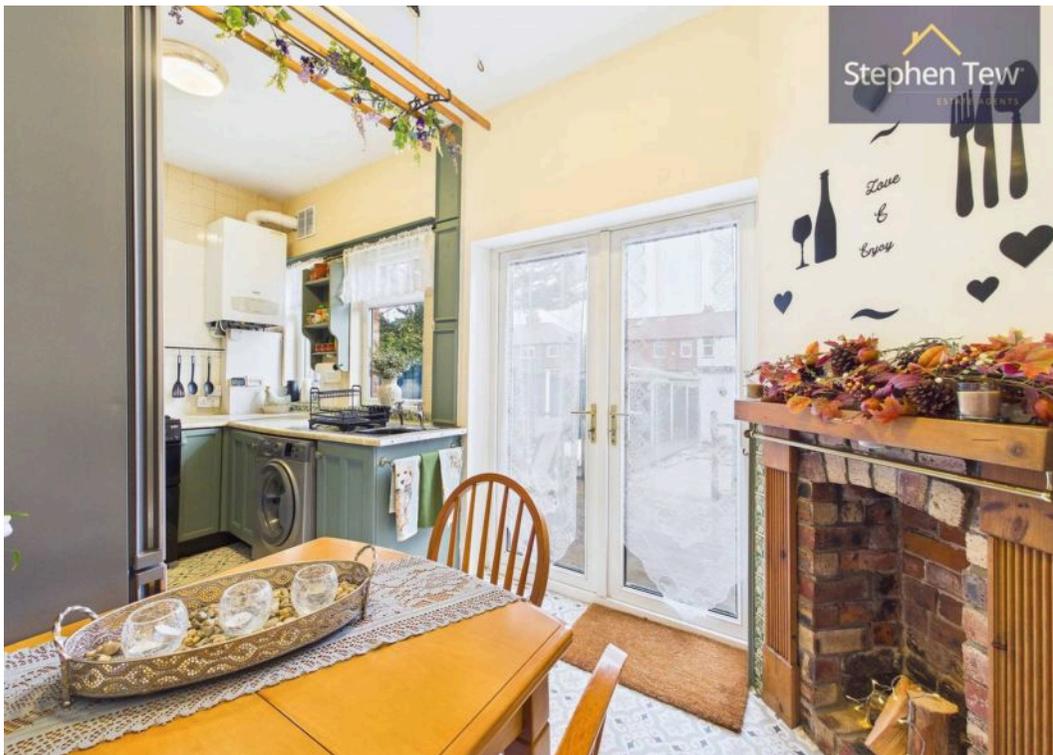
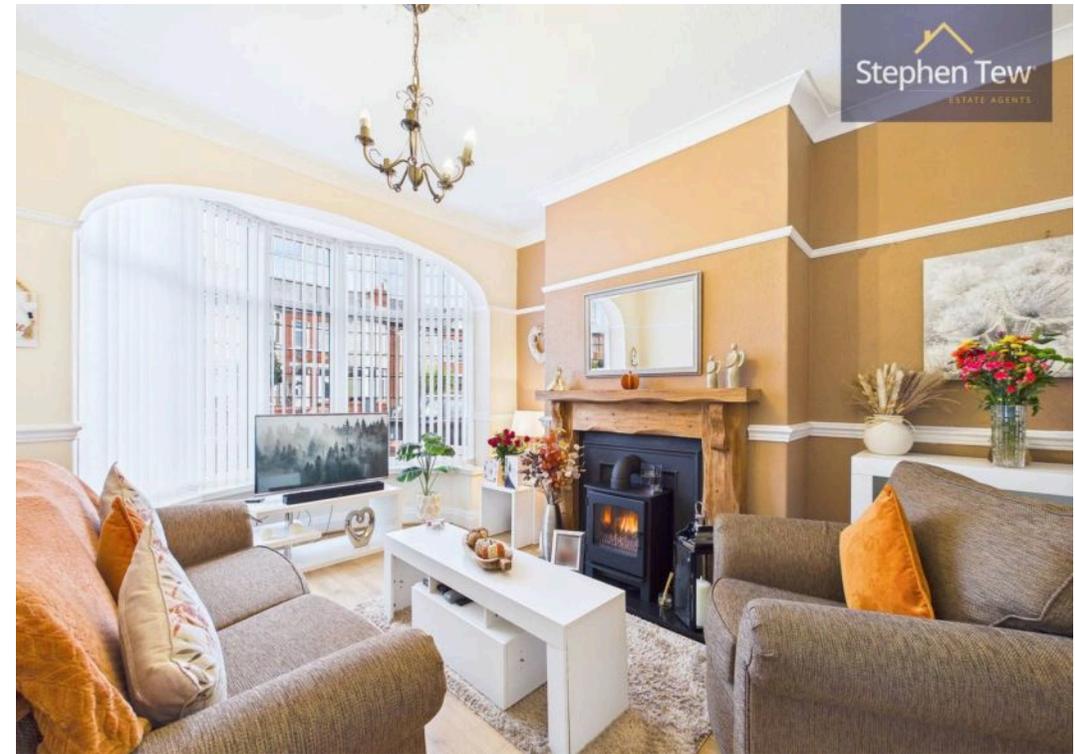
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Stephen Tew  
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**FRONT GARDEN**

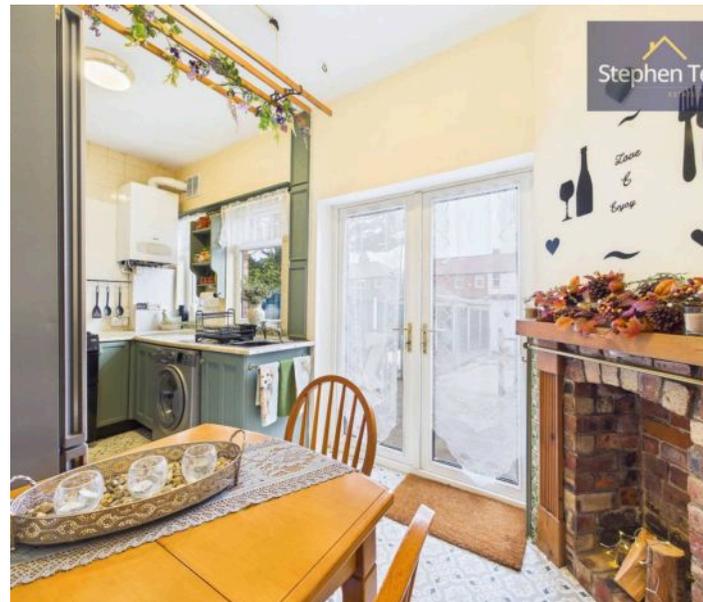
**REAR GARDEN**

**GARAGE**

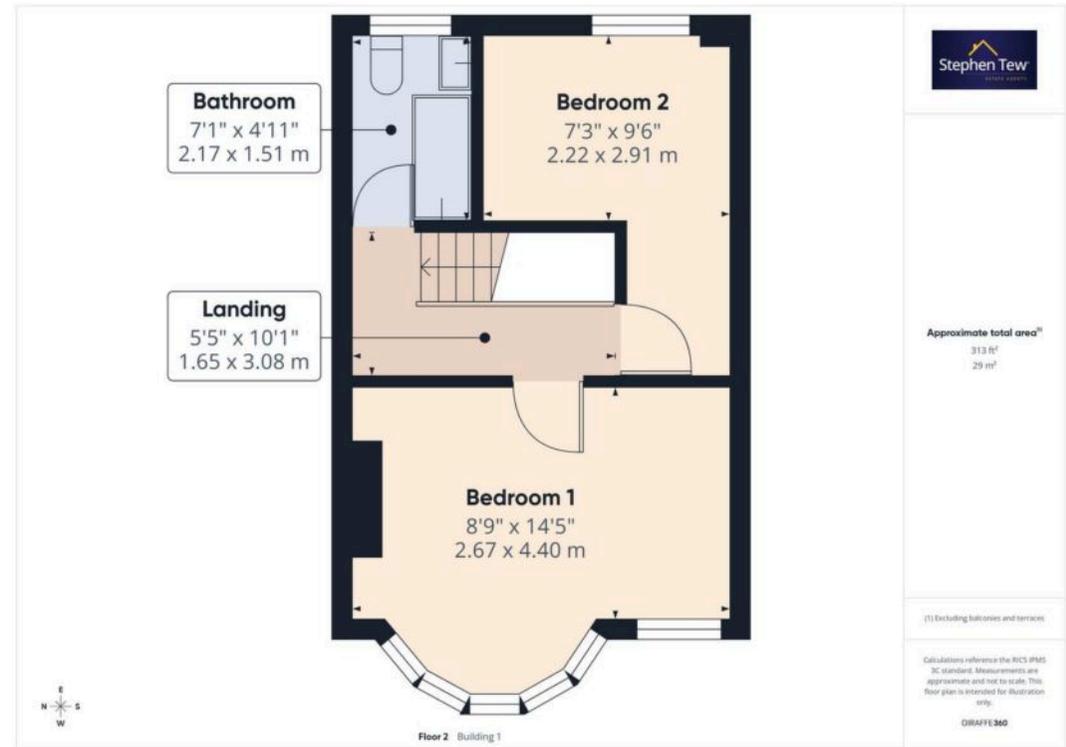
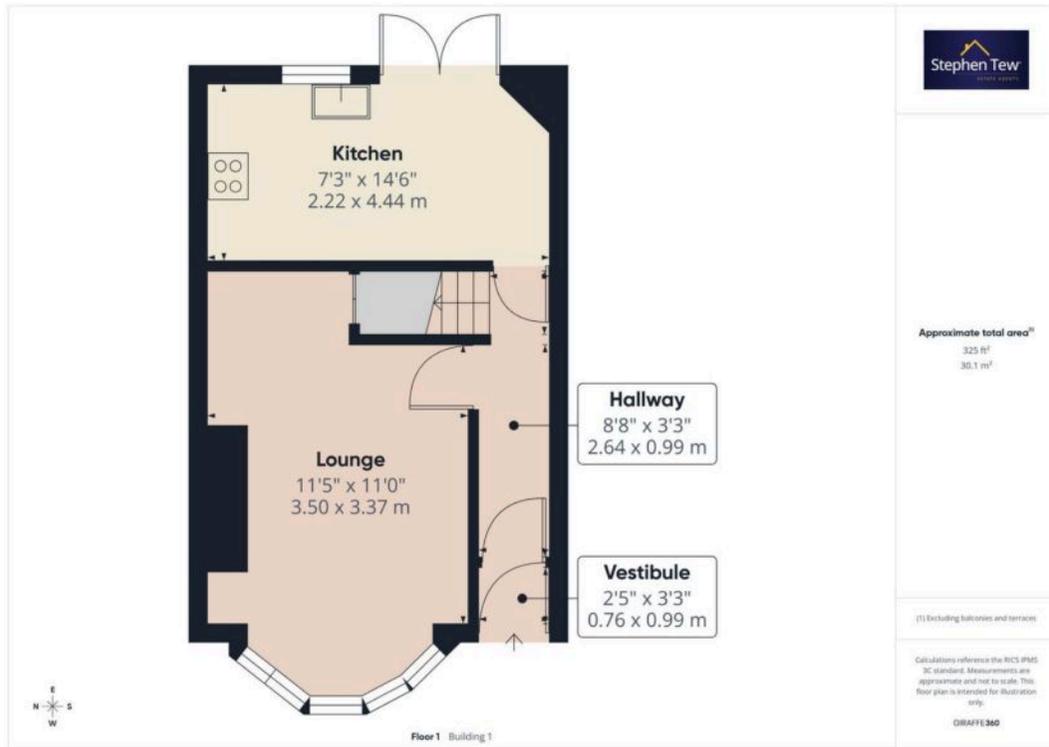
**ON STREET**



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