



40 Ayrton Avenue, Blackpool, FY4 2BW

Price: £225,000

- Three Bedroom Semi-Detached Family Home
- Popular Residential Location Close To Schools And Shops
- Spacious Lounge And Separate Dining Area
- South Facing Rear Garden With Timber Shed
- Well Maintained Kitchen And Separate Utility Room
- Three Double Bedrooms And Four-Piece Bathroom Suite
- No Onward Chain With Driveway And Brick Built Garage

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40 Ayrton Avenue, Blackpool

INTRODUCTION

Spacious Three-Bedroom Semi-Detached Family Home – No Onward Chain

Situated in a highly sought-after and popular residential area, this spacious three-bedroom semi-detached home offers an excellent opportunity for families and buyers looking to create their ideal long-term home.

Conveniently located close to well-regarded schools, local shops, and everyday amenities, the property combines generous living space with huge potential and is offered to the market with no onward chain delay.

Upon entering the property, you are welcomed into a spacious main lounge, providing a comfortable and versatile living space perfect for relaxing and entertaining. To the rear of the property is a separate dining area, ideal for family meals and hosting guests, featuring doors opening directly onto the attractive south-facing rear garden, allowing for plenty of natural light throughout the day.

The well-maintained kitchen has been carefully looked after and offers ample storage and workspace, with direct access to the garden for added convenience. Complementing the ground floor accommodation is a separate utility room with space for appliances and a wall-mounted boiler, along with the added benefit of a convenient downstairs WC.

To the first floor, the property boasts three generously sized double bedrooms, making it an ideal family home with flexible accommodation. A well-appointed four-piece bathroom suite serves the first floor, offering both practicality and comfort.

Externally, the property continues to impress with a private south-facing rear garden, perfect for outdoor enjoyment, entertaining, or family activities. Additional outdoor features include a timber shed, a brick-built garage, and secure side access leading to the driveway, which provides valuable off-road parking.

Offering spacious accommodation, a desirable location, and exceptional scope for personalisation, this property represents a fantastic opportunity for families and buyers seeking a home with genuine long-term potential. Early viewing is highly recommended.

TENURE

The property is **Freehold**

COUNCIL TAX

Band "D"



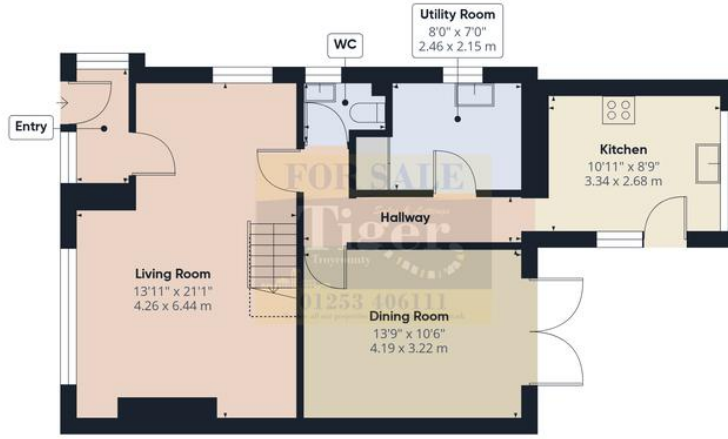
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PLEASE NOTE

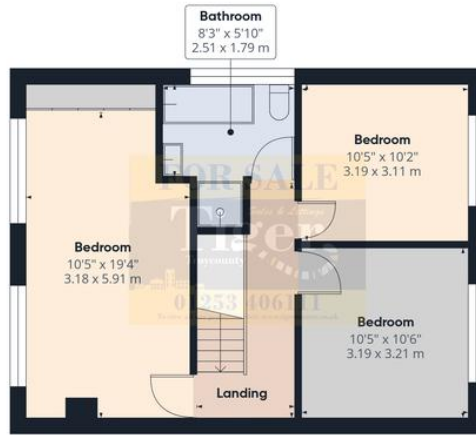
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40 Ayrton Avenue, Blackpool



Ground Floor



Floor 1



Approximate total area⁽¹⁾
 1203 ft²
 111.7 m²

Reduced headroom
 15 ft²
 1.4 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.

GIRAFFE 360

