



76 Orchard Avenue, Blackpool, FY4 2NY

Price: £169,950

- Three-Bedroom End-Terrace Family Property
- Two Separate Reception Rooms
- Open-Plan Rear Reception And Kitchen
- Separate Utility Room With Plumbing
- Four-Piece Family Bathroom Suite
- West-Facing Rear Garden, Garage And Carport
- Popular Location Close To Roseacre Primary School
- Council Tax Band - B

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INTRODUCTION A Well-Proportioned Three-Bedroom End-Terrace Family Home With West-Facing Rear Garden And Garage

Situated within a popular residential location in Blackpool, this well-proportioned three-bedroom end-terrace property offers spacious and versatile accommodation arranged over two floors, making it an excellent choice for a range of buyers. The property is ideally positioned for access to a variety of local amenities, with shops, bus routes and highly regarded local schooling all within easy reach, including Roseacre Primary School.

The property would make an ideal long-term family home while also offering an excellent opportunity for first-time buyers, second-time buyers or those looking to downsize without compromising on living space. Internally, the accommodation is well laid out, with two separate reception rooms to the ground floor, three good-sized bedrooms to the first floor and a useful four-piece family bathroom.

Upon entering the property, you are welcomed into a good-sized entrance hallway providing access to the principal ground-floor accommodation and stairs leading to the first floor. To the front of the property is the first of two reception rooms, offering a comfortable and versatile space which could be utilised as a formal lounge, family room or sitting room depending on the purchaser's requirements.

To the rear is a particularly useful second reception room which is open to the kitchen, creating a more sociable and practical living environment. This area provides an excellent space for family dining and everyday living, with French doors opening directly onto the rear garden, allowing plenty of natural light into the room and providing convenient access to the outside space.

The kitchen is positioned to the rear of the property and offers a practical arrangement of units and work surfaces, with direct access to a separate utility room. The utility provides valuable additional storage and workspace, with plumbing available for a washing machine and space for a tumble dryer, helping to keep laundry facilities separate from the main living accommodation.

To the first floor are three well-proportioned bedrooms, providing comfortable accommodation for a growing family, guests or those requiring additional space for a home office or hobby room. Completing the first floor is a four-piece family bathroom suite, providing a bath, separate shower, wash hand basin and WC.

Externally, the property benefits from a particularly useful west-facing rear garden. The garden has been designed with relatively low-maintenance living in mind and incorporates areas of flagging together with a lawned section, providing a good balance of patio and lawn and making the space suitable for outdoor seating, entertaining and family use. The property also benefits from a good-sized garage with carport, providing useful secure storage and additional parking options.

To the front, the property is enclosed by a wall with gated access, creating a defined frontage and providing a degree of privacy from the road. This end-terrace family property occupying a popular Blackpool location. With its generous living accommodation, three good-sized bedrooms, useful utility room, four-piece bathroom, west-facing rear garden, garage and carport, the property offers an



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appealing combination of space and practicality and is worthy of closer inspection.

Early viewing is highly recommended to appreciate the accommodation, layout and overall potential this property has to offer.

APPROXIMATE AGE OF THE PROPERTY

1930's

TENURE

The property is **Freehold**

COUNCIL TAX

Band **B**

ANNUAL COUNCIL TAX AMOUNT

£1,955

BROADBAND COVERAGE

We are advised that the property can obtain

MOBILE DATA

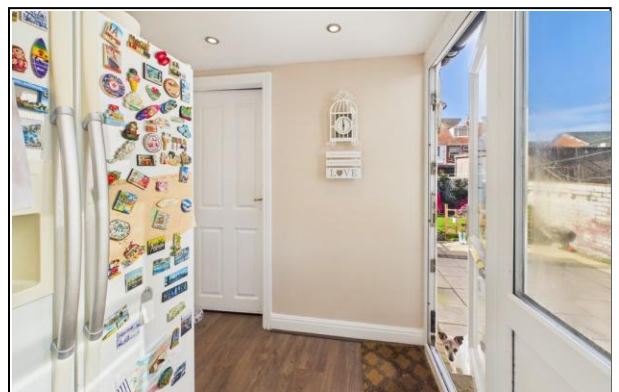
We are advised that you are likely to have mobile coverage

We would suggest that you also make your own enquiries as to Mobile Data coverage <https://www.ofcom.org.uk/mobile-coverage-checker>

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28/09/2026



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