



22 Kidbrooke Avenue, Blackpool

Blackpool

Offers Over £140,000

## 22 Kidbrooke Avenue

Blackpool, Blackpool

This well-proportioned three bedroom semi detached house is ideally situated in a sought-after area of Blackpool, offering excellent access to local amenities, reputable schools, and convenient transport links, including close proximity to the train station and the beach. Upon entering the property, an entrance vestibule leads into a welcoming hallway, providing access to the spacious lounge, a separate dining room, and a well-sized kitchen (each room offering potential for customisation to suit modern lifestyles). Upstairs, the landing leads to a generously sized master bedroom fitted with wardrobes, two additional bedrooms, a family bathroom, and a separate toilet, ensuring comfortable accommodation for families or those seeking extra space for guests or a home office. The property further benefits from off street parking with a driveway that can accommodate two cars, as well as a garage for additional storage or parking needs. While the house would benefit from modernisation, it presents an excellent opportunity for buyers looking to add value and create a personalised family home in a desirable location. With its practical layout and superb location near Blackpool's amenities, schools, transport links, and the seafront, this property offers significant potential for those seeking a home to update and make their own. Early viewing is highly recommended to appreciate the scope and possibilities this property presents.

Council Tax band: C

Tenure: Freehold

- 3 Bedroom Semi Detached House in Blackpool close to local amenities, transport links and schools
- Entrance Vestibule leading into the Hallway, Lounge, Dining Room and Kitchen
- Landing leading to the Master Bedroom with fitted wardrobes, additional 2 Bedrooms, Bathroom and separate Toilet.
- East Facing Rear Garden with a Garage
- Off Street Parking with a Driveway with capacity for 2 cars
- Requires modernisation
- Close proximity to the train station and the beach



**Entrance Vestibule**

3' 1" x 5' 11" (0.95m x 1.80m)

**Hallway**

4' 8" x 5' 5" (1.42m x 1.64m)

**Lounge**

14' 5" x 11' 3" (4.40m x 3.43m)

**Dining Room**

8' 7" x 8' 1" (2.62m x 2.46m)

**Kitchen**

8' 5" x 8' 7" (2.56m x 2.62m)

**Landing**

9' 7" x 2' 5" (2.93m x 0.74m)

**Bedroom 1**

12' 2" x 10' 1" (3.70m x 3.07m)

**Bedroom 2**

10' 11" x 10' 0" (3.34m x 3.05m)

**Bedroom 3**

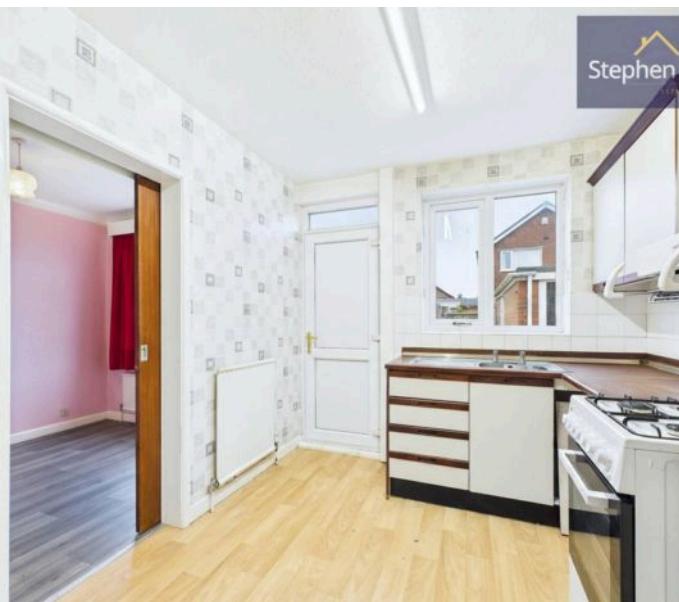
7' 9" x 6' 11" (2.35m x 2.10m)

**WC**

3' 0" x 4' 3" (0.91m x 1.29m)

**Bathroom**

5' 5" x 6' 11" (1.65m x 2.10m)



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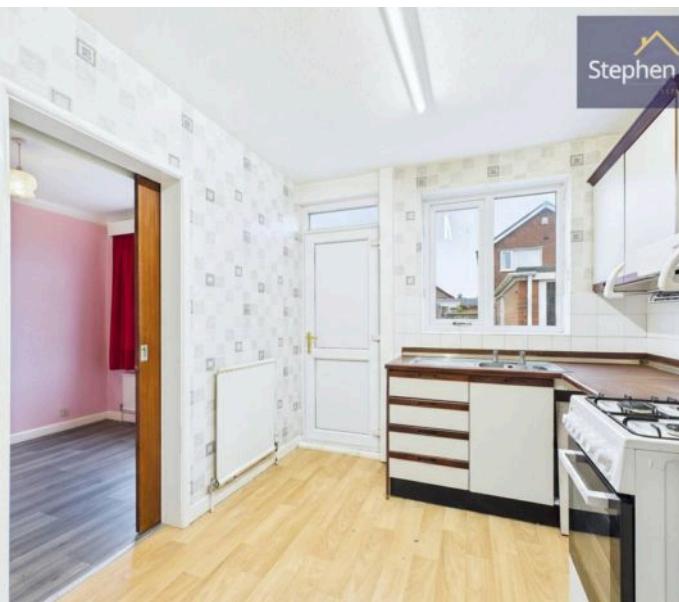
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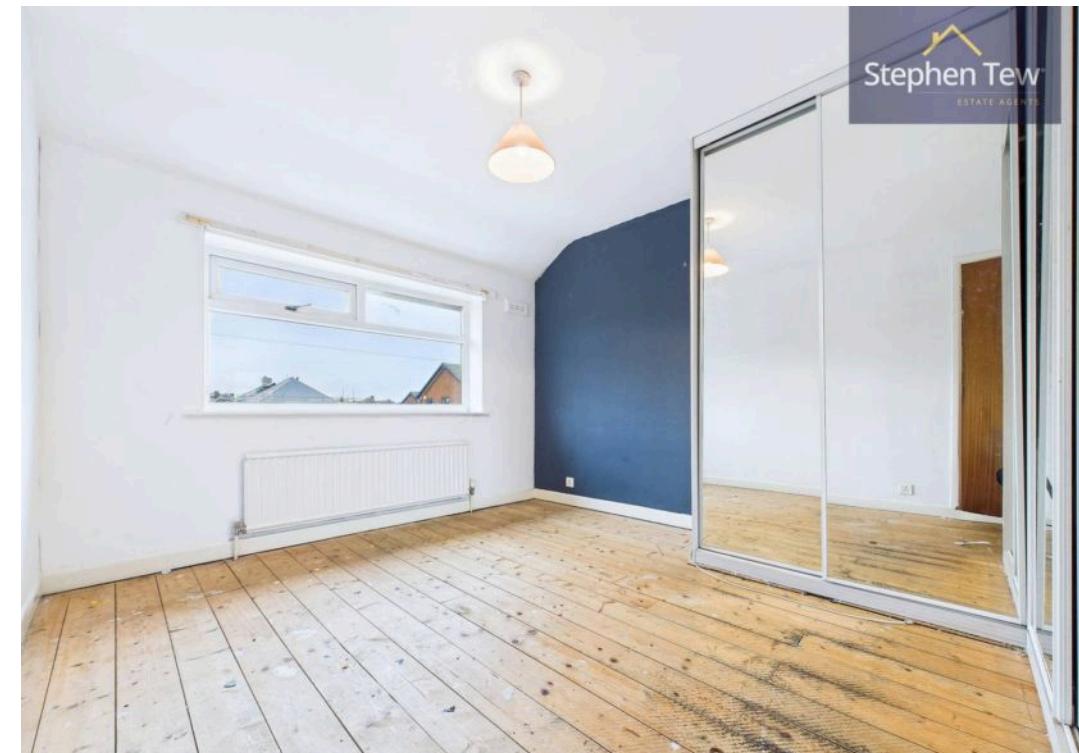
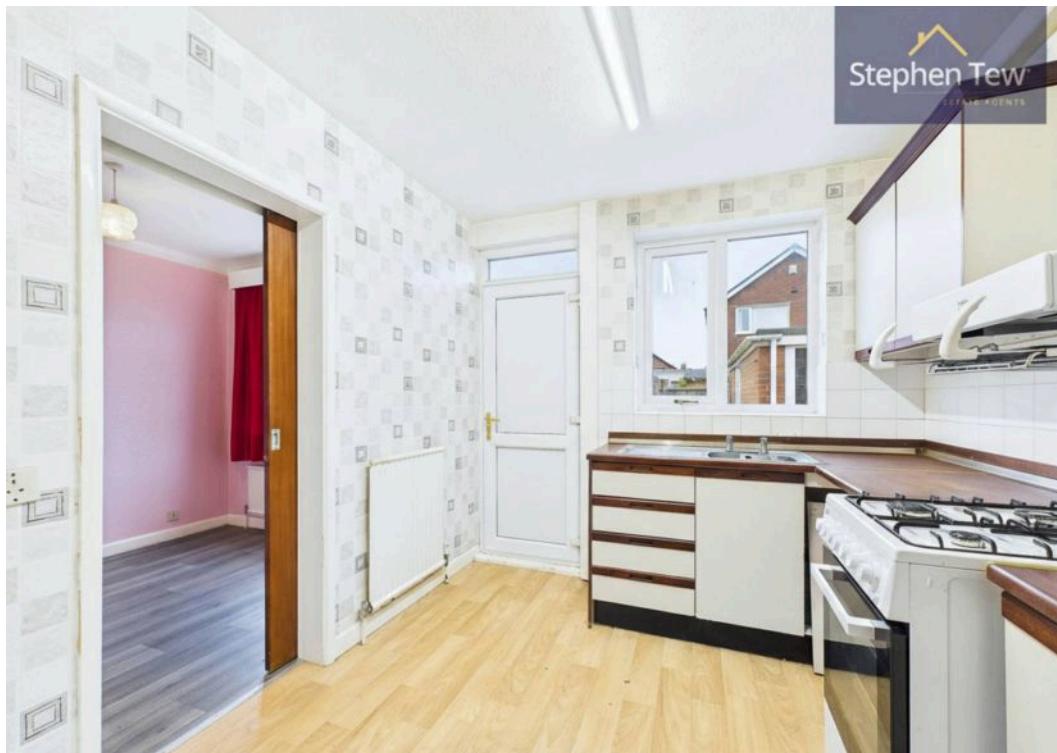
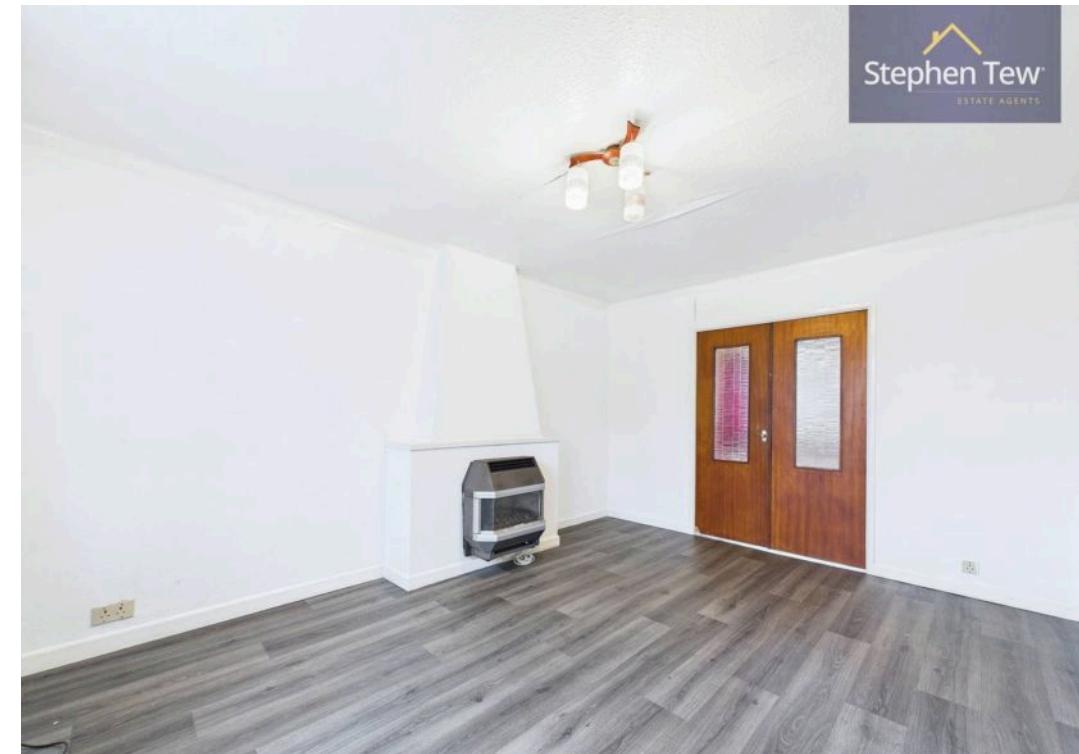
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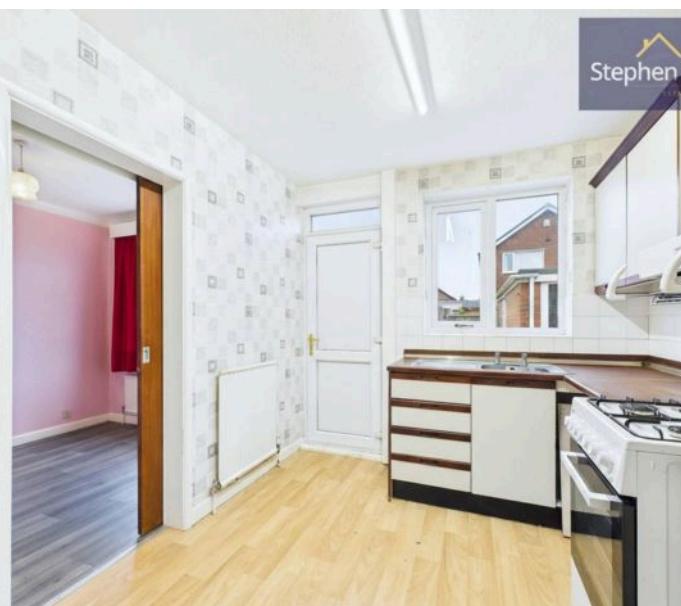
**GARDEN**

**DRIVEWAY**

2 Parking Spaces

**GARAGE**

Single Garage





Floor 1 Building 1



Floor 2 Building 1



Approximate total area<sup>(1)</sup>  
928 ft<sup>2</sup>  
86.2 m<sup>2</sup>

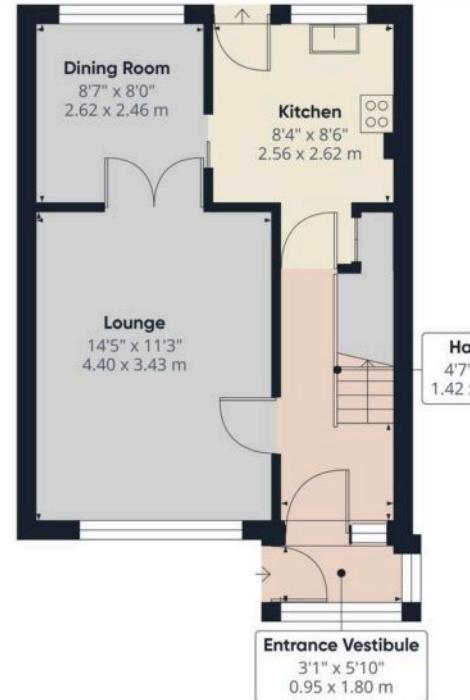
(1) Excluding balconies and terraces.

Calculations reference the RICS IPMS  
UK standard. Measurements are  
approximate and not to scale. This  
floor plan is intended for illustration  
only.

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Floor 1 Building 2



Floor 1 Building 1



Approximate total area<sup>(1)</sup>  
409 ft<sup>2</sup>  
38 m<sup>2</sup>

(1) Excluding balconies and terraces.

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