



54 Westwood Avenue , Blackpool, FY3 9EB

Price: £138,950

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

- Bright And Spacious Lounge With Bay Window
- Open-Plan Dining Area Perfect For Entertaining
- Modern Kitchen With Integrated Appliances
- Lean-To Providing Direct Garden Access
- Two Comfortable Bedrooms With Natural Light
- Contemporary Bathroom With Separate Shower
- Block-Paved Rear Garden And Roadside Permit Parking
- Council Tax Band - A

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54 Westwood Avenue, Blackpool

INTRODUCTION

We are delighted to present this beautifully maintained two-bedroom mid-terraced house in the heart of Blackpool. Perfect for first-time buyers or investors, this home offers a blend of comfort, style, and practicality.

The property welcomes you into a bright lounge with carpeted flooring, a charming bay window, and a cozy log burner. This space flows seamlessly into the dining area, creating an open-plan feel ideal for family life or entertaining.

The kitchen features high-quality vinyl flooring and a range of fitted units with integrated appliances, including an oven, hob, hood, and fridge-freezer. From here, access the lean-to, providing practical space and direct entry to the rear garden.

Upstairs, the front bedroom is spacious and carpeted, with ample natural light. The second bedroom overlooks the rear garden and is also carpeted, offering a comfortable space for family or guests. The bathroom is fitted with a modern three-piece suite, a separate shower enclosure, vinyl flooring, and contemporary spotlighting.

The rear garden is block-paved, fully enclosed, and offers gated access to the rear alley. Roadside parking is available at the front of the property, adding to the convenience of this home.

This property presents a fantastic opportunity to secure a well-cared-for home in a convenient location, combining modern amenities with classic features.

TENURE

The property is **Freehold**

COUNCIL TAX

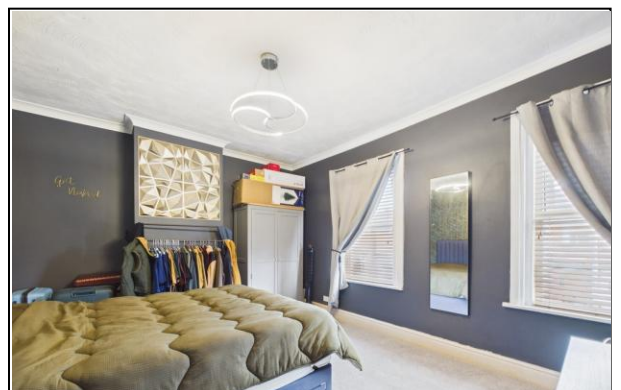
Band "A"



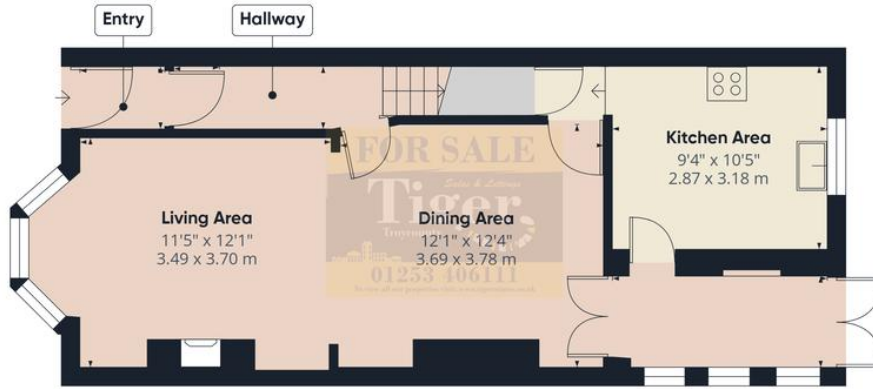
54 Westwood Avenue, Blackpool

PLEASE NOTE

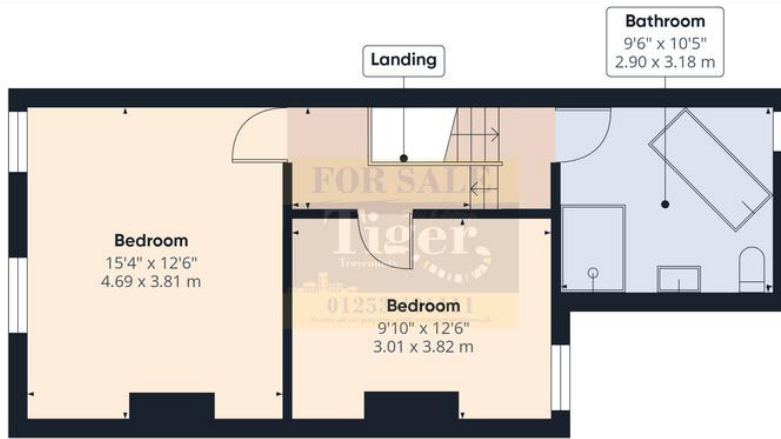
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54 Westwood Avenue, Blackpool



Ground Floor



Floor 1



Approximate total area⁽¹⁾
952 ft²
88.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

