



89 Stonyhill Avenue, Blackpool

Blackpool

Offers Over £280,000



# 89 Stonyhill Avenue

Blackpool, Blackpool

Introducing a charming 4 Bedroom Semi Detached House nestled in the heart of vibrant Blackpool, providing a fusion of modern comforts and convenient location. Ideal for families and professionals alike, this property offers easy access to local amenities and excellent transport links.

Welcome visitors through a spacious hallway, leading to a cosy lounge, a convenient downstairs WC, and a stylish Kitchen/Dining Room, perfect for hosting gatherings and culinary creations.

This delightful abode comprises 4 well-appointed Bedrooms, each offering a tranquil retreat for rest and relaxation. The Master Bedroom boasts an En-suite for added privacy and comfort, while a sleek family bathroom serves the remaining three Bedrooms. Whether it's a peaceful night's rest or a refreshing morning routine, this property caters to your every need.

Complete with a Garage, providing secure parking and additional storage space, this home offers both practicality and convenience. Embrace the warmth and comfort of a well-designed living space, perfect for unwinding after a busy day or hosting memorable gatherings with loved ones.

Enjoy the peaceful surrounds of the neighbourhood, while being just moments away from a range of local amenities such as shops, restaurants, and schools. With excellent transport links nearby, commuting to work or exploring the city is a breeze.

In summary, this 4 Bedroom Semi Detached House in Blackpool presents a wonderful opportunity to own a home that combines modern living with a sought-after location. Arrange a viewing today and experience the comfort and convenience that this property has to offer.

Council Tax band: D

Tenure: Freehold

- 4 Bedroom House in the heart of Blackpool close to local amenities and transport links
- Hallway leading to the lounge, downstairs WC and the Kitchen/Dining Room







### Hallway

19' 5" x 6' 7" (5.92m x 2.01m)

### WC

6' 8" x 2' 10" (2.04m x 0.87m)

### Lounge

14' 5" x 11' 3" (4.39m x 3.43m)

### Kitchen

14' 8" x 18' 4" (4.47m x 5.60m)

### Landing

7' 9" x 3' 2" (2.35m x 0.96m)

### Bedroom 1

12' 11" x 11' 10" (3.93m x 3.60m)

### En-suite

2' 11" x 7' 11" (0.90m x 2.41m)

### Bedroom 2

9' 2" x 10' 7" (2.80m x 3.23m)

### Bedroom 3

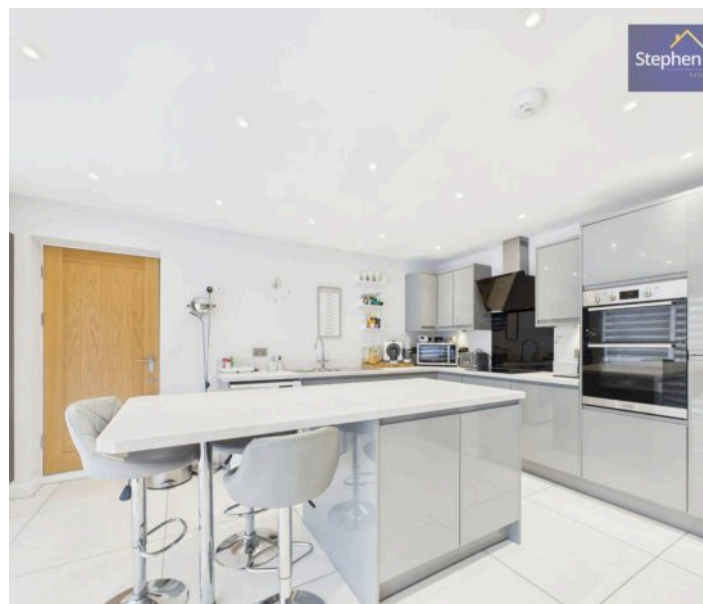
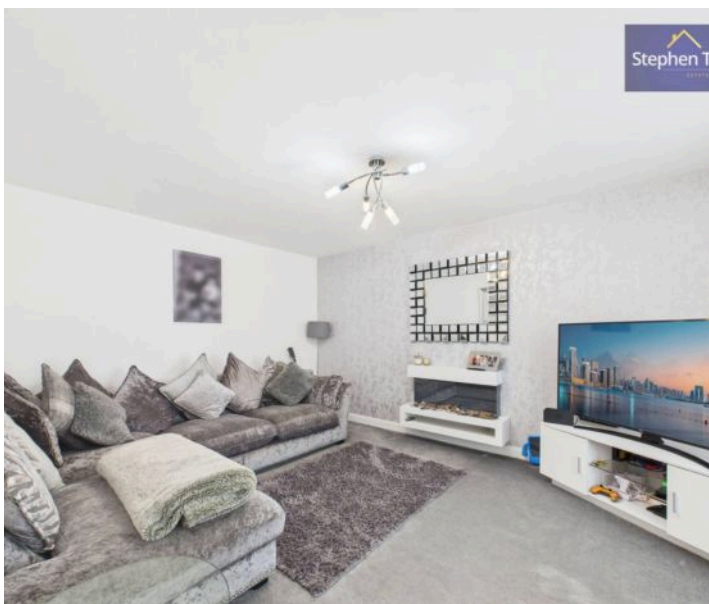
12' 9" x 7' 8" (3.88m x 2.33m)

### Bedroom 4

7' 7" x 6' 4" (2.32m x 1.93m)

### Bathroom

6' 1" x 6' 10" (1.86m x 2.09m)







### Hallway

19' 5" x 6' 7" (5.92m x 2.01m)

### WC

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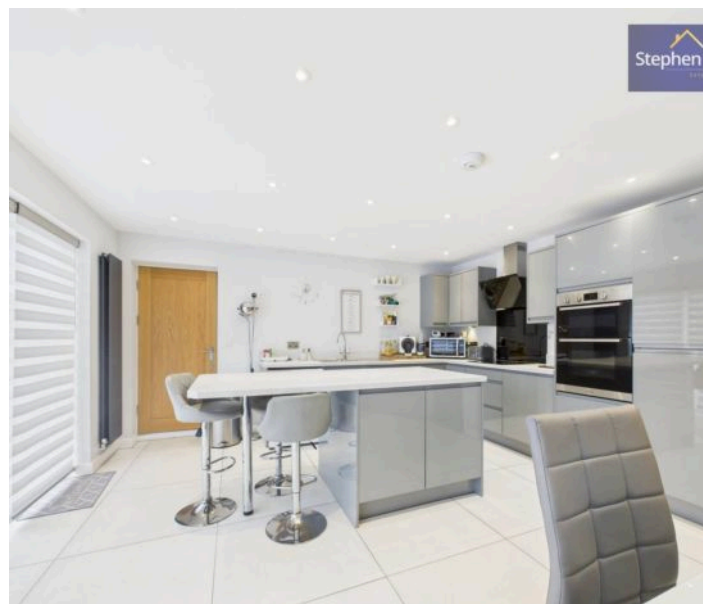
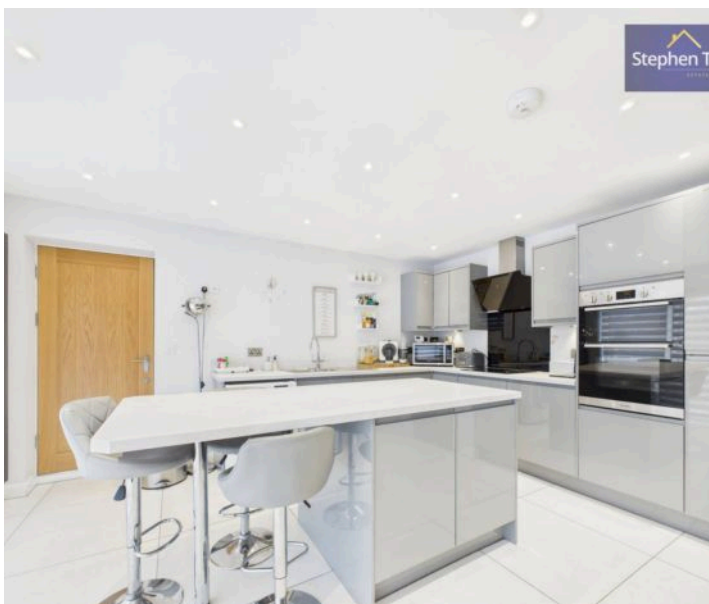
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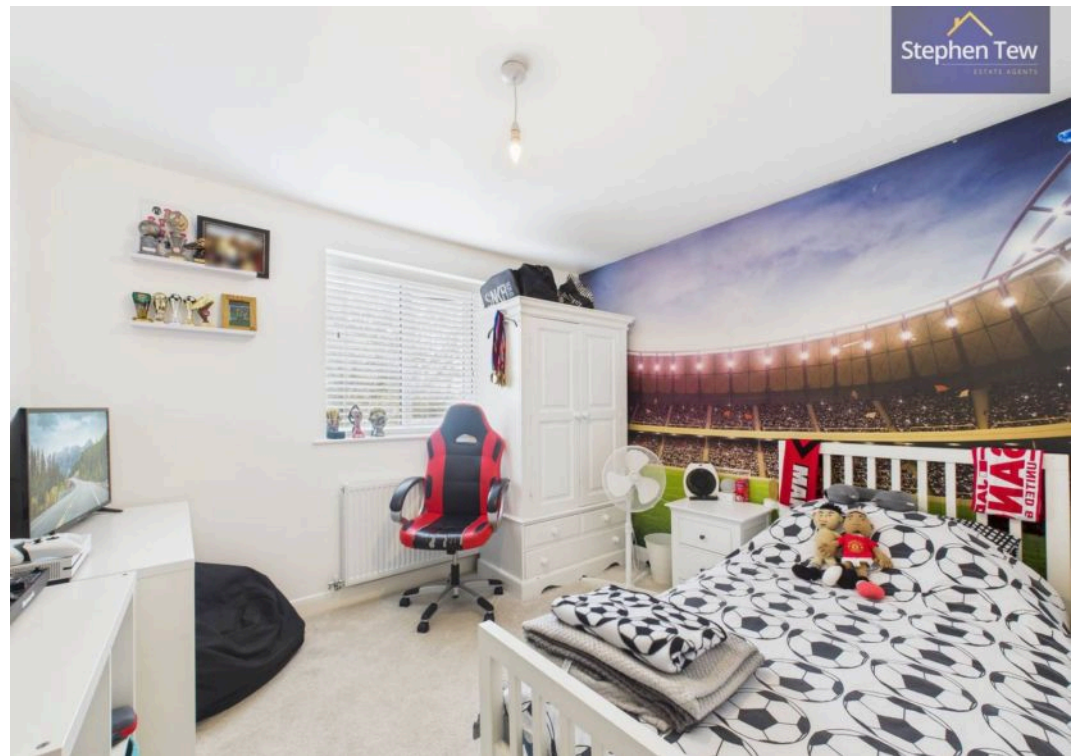
7' 7" x 6' 4" (2.32m x 1.93m)

### Bathroom

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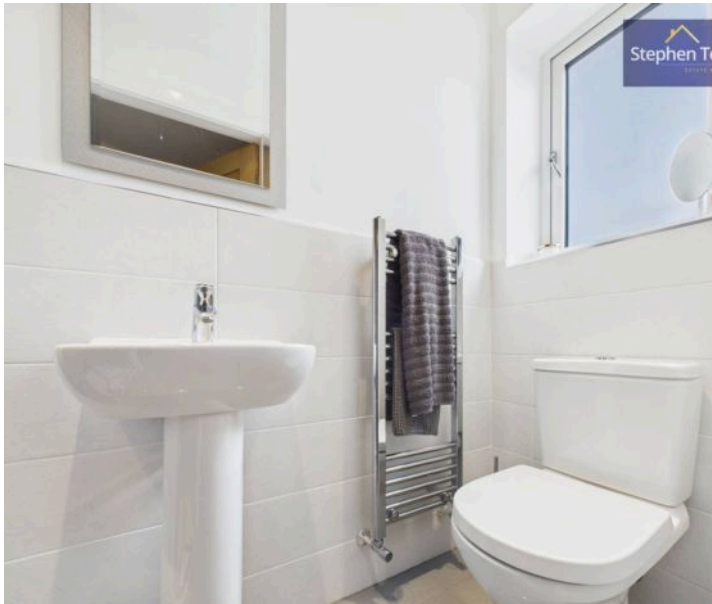
**GARDEN**

**GARAGE**

Single Garage

**DRIVEWAY**

2 Parking Spaces





Floor 1



Floor 2



Approximate total area<sup>(1)</sup>  
1233 ft<sup>2</sup>  
114.4 m<sup>2</sup>

(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.

DISAFFY 360



Floor 1



Approximate total area<sup>(1)</sup>  
732 ft<sup>2</sup>  
68 m<sup>2</sup>

(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.

DISAFFY 360





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