



**37 Collyhurst Avenue, Blackpool, FY4 3NF**

**Price: £130,000**

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		<b>78 C</b>
55-68	<b>D</b>	<b>67 D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

- Extended Three Bedroom Home
- No Onward Chain Delay
- Popular Residential Location
- Three Reception Rooms
- South Facing Rear Garden
- Close To Schools, Shops & Motorway Links
- Ideal First Time Buy, Downsizing Or Investment Opportunity
- Council Tax Band - B

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# 37 Collyhurst Avenue, Blackpool

## INTRODUCTION

Extended Three Bedroom Home in a Highly Popular Residential Area  
– No Onward Chain Delay

Situated in a sought-after and highly popular residential location, this spacious three-bedroom property is offered to the market with no onward chain delay, presenting an excellent opportunity for buyers seeking a straightforward purchase. Ideally positioned close to a range of local amenities including reputable schools, local shops and excellent motorway links, the property is perfectly suited to commuters, families and professionals alike.

The home has been thoughtfully extended to the rear, creating generous and versatile accommodation throughout. To the ground floor, the property benefits from three reception rooms, offering excellent flexibility for family living, dining and entertaining. A spacious fitted kitchen provides ample storage and workspace, while the rear extension enhances the living accommodation and leads seamlessly onto the south-facing rear garden, allowing plenty of natural light into the home.

To the first floor, the property offers three well-proportioned bedrooms together with a three-piece bathroom suite, making it ideal for a variety of purchasers.

Externally, the rear garden has been designed with low maintenance in mind, featuring flagged paving and a secure fenced enclosure, creating a practical and private outdoor space.

This property would make an ideal purchase for first-time buyers, downsizers or investors, offering spacious accommodation in a convenient and desirable location with excellent transport connections.

Offered with no onward chain delay, early viewing is highly recommended to fully appreciate the space, location and potential this fantastic home has to offer.

## TENURE

The property is **Freehold**

## COUNCIL TAX

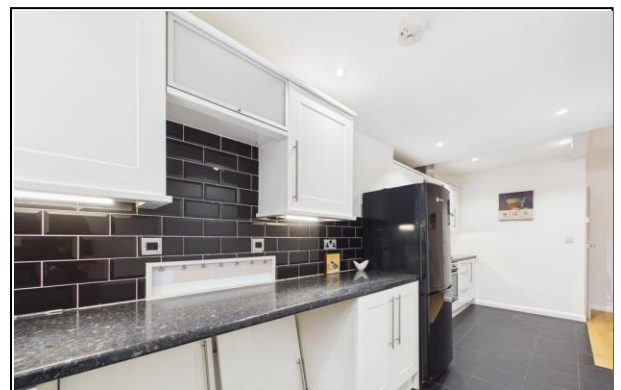
Band "B"



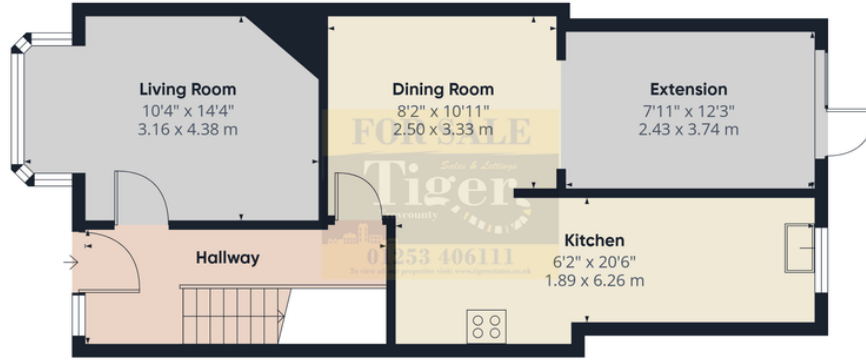
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## PLEASE NOTE

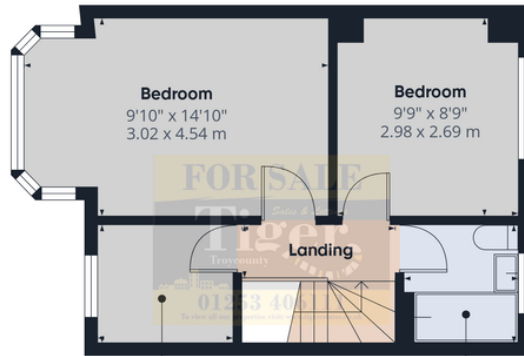
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# 37 Collyhurst Avenue, Blackpool



Ground Floor



**Bedroom**  
6'0" x 6'9"  
1.84 x 2.07 m

**Bathroom**  
6'0" x 5'11"  
1.84 x 1.80 m

Floor 1



**Approximate total area<sup>(1)</sup>**  
885 ft<sup>2</sup>  
82.2 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.

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