



**7 Winchester Avenue, Blackpool**

Blackpool

Offers Over **£140,000**

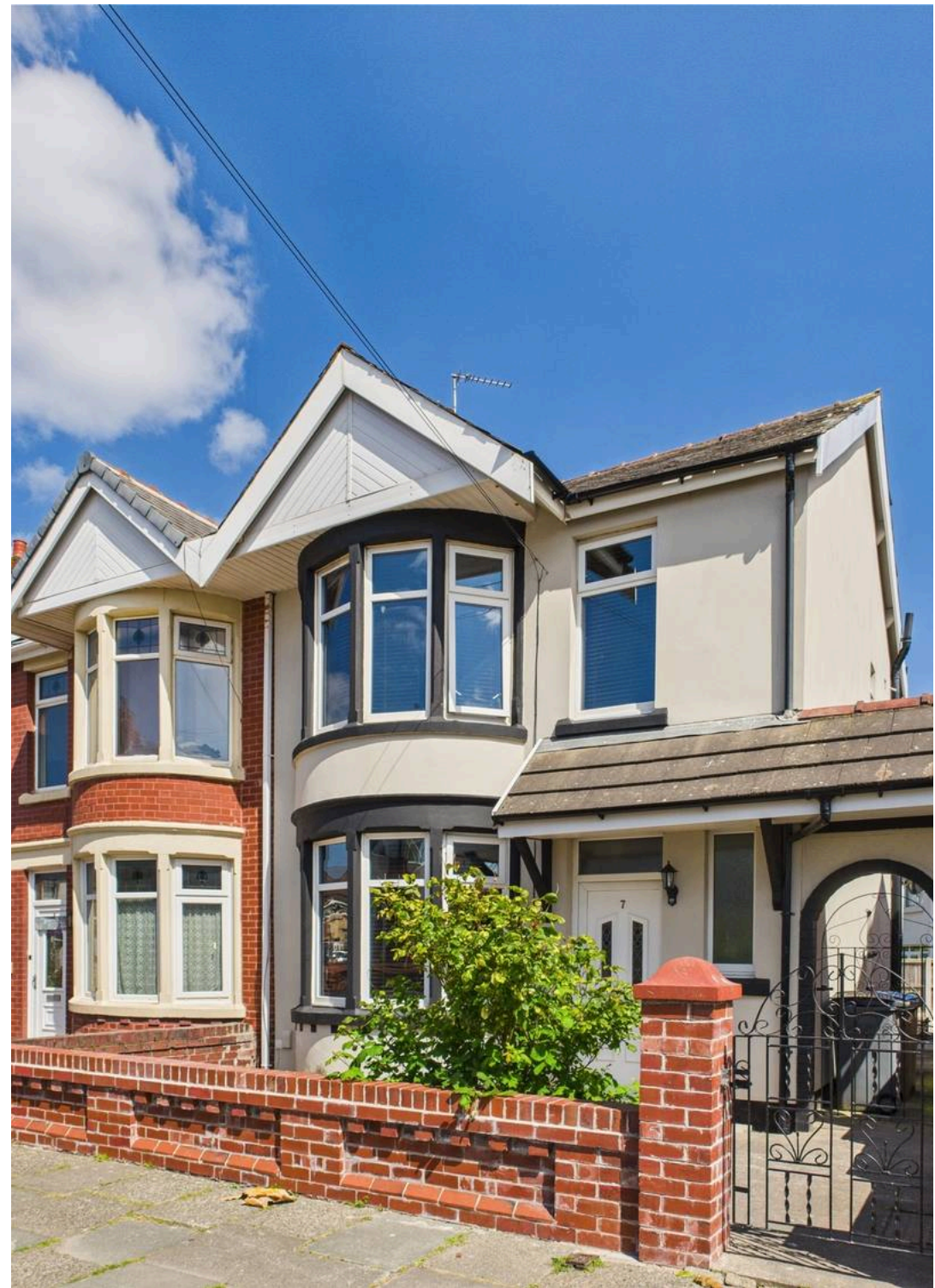
Nestled in a sought-after residential area, this delightful three-bedroom semi-detached house presents a wonderful opportunity for a growing family seeking comfort and convenience. Within easy reach of schools, local amenities, and excellent transportation links, this property offers a blend of modern living with practicality. Upon entering, the welcoming entrance vestibule leads to a hallway, revealing a contemporary kitchen equipped with sleek solid oak units, integrated appliances including a dishwasher, fridge, freezer, and gas cooker. The open plan lounge/dining room exudes warmth with electric fireplaces and boasts double patio doors that seamlessly flow out to the rear garden, perfect for indoor-outdoor living. Upstairs, a well-appointed landing guides you to the modern three-piece suite bathroom and three generously sized bedrooms, offering peaceful retreats for the whole family.

Externally, this residence boasts an enclosed east-facing rear garden providing a private haven for relaxation or entertaining guests, complete with convenient side access. The front, side, and rear aspects of the property were rendered just two years ago and freshly painted 6-8 months ago, ensuring a well-maintained exterior that exudes kerb appeal. Undertaking a damp proofing course 2 and a half years ago, this home has also been re-plastered and painted throughout, adding to its overall charm and desirability. This property truly offers a perfect blend of style, functionality, and comfort, providing a warm and inviting ambience for the discerning buyer seeking a place to call home.

Council Tax band: B

Tenure: Freehold

- Three Bedroom Semi-Detached House In Popular Residential Location
- Close Proximity To Schools, Local Amenities And Transportation Links
- Entrance Vestibule, Hallway, Kitchen With Solid Oak Units, Integrated Dishwasher, Fridge, Freezer And Gas Cooker
- Open Plan Lounge/ Dining Room With Electric Fireplaces And Double Patio Doors Leading To Rear Garden
- Landing, Modern Three Piece Suite Bathroom
- Enclosed East Facing Rear Garden With Side Access
- Loft is Fully Boarded With pull Down Ladders And Light
- Front, Side And Rear Of The Property Rendered 2 Years Ago, Painted 6-8 Months Ago
- Damp Proofing Course Completed 2 And A Half Years Ago
- Re-Plastered And Painted Throughout





### Entrance Vestibule

### Hallway

### Lounge

11' 5" x 10' 0" (3.48m x 3.06m)

### Kitchen/ Dining Room

14' 10" x 17' 10" (4.52m x 5.43m)

### Landing

### Bedroom 1

11' 6" x 11' 0" (3.50m x 3.35m)

### Bedroom 2

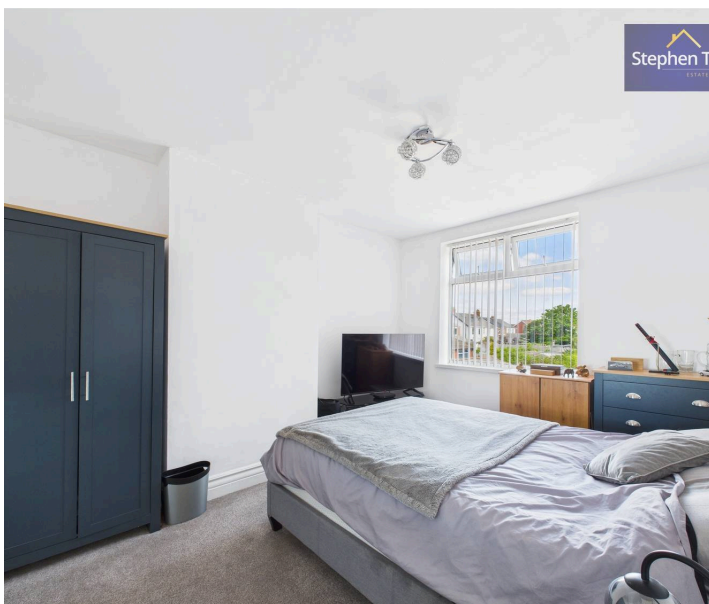
12' 3" x 9' 11" (3.73m x 3.01m)

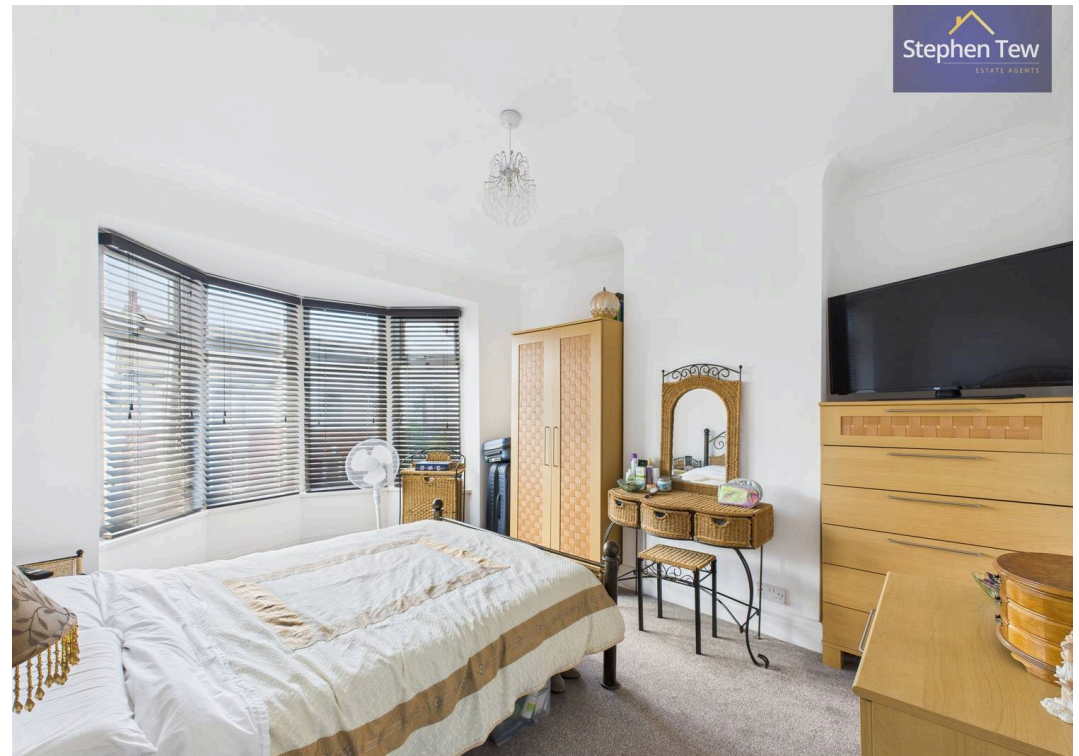
### Bedroom 3


7' 8" x 6' 1" (2.34m x 1.85m)


### Bathroom

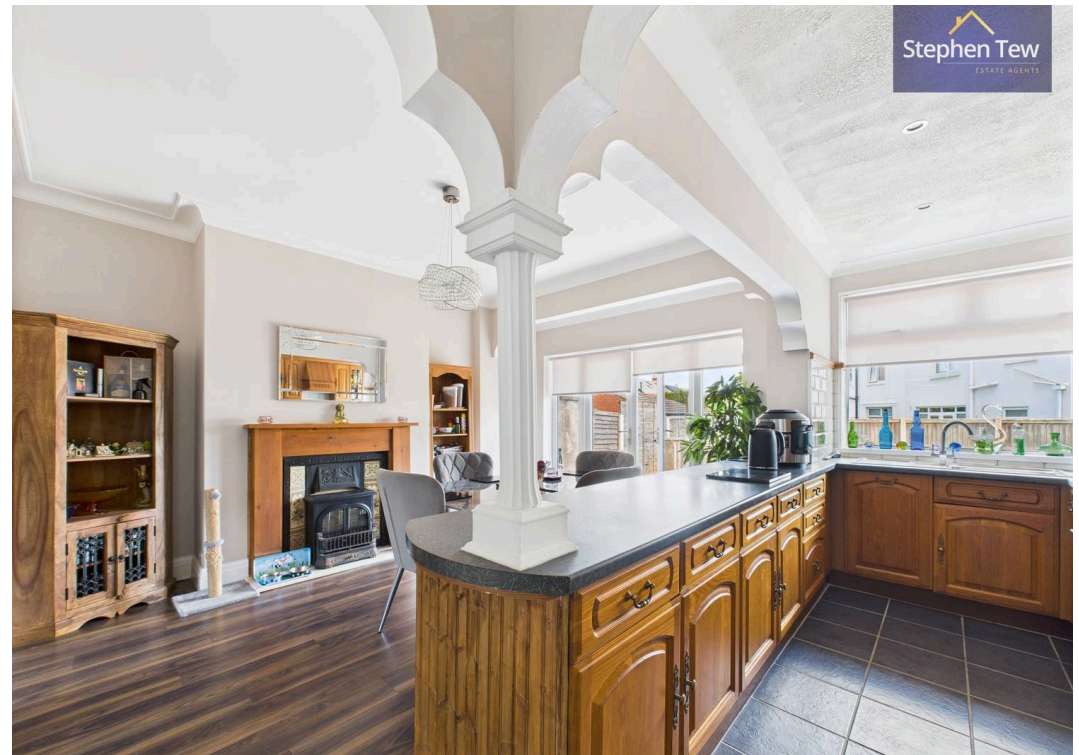
4' 6" x 7' 6" (1.38m x 2.29m)

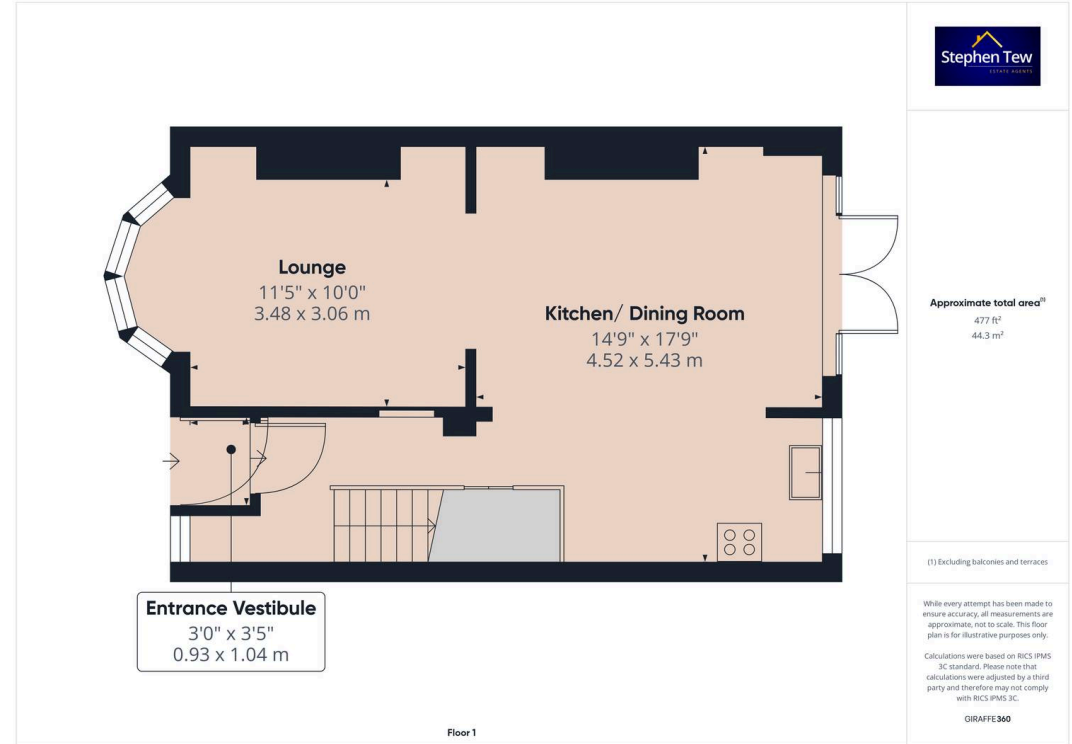




| Energy Efficiency Rating  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| <i>Very energy efficient - lower running costs</i>  |         |           |
| (92+) <b>A</b>  |         |           |
| (81-91) <b>B</b>  |         | 84        |
| (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>  | 64      |           |
| (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>   |         |           |
| <i>Not energy efficient - higher running costs</i>  |         |           |
| EU Directive 2002/91/EC  |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| <i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>   |         |           |
| (92+) <b>A</b>  |         |           |
| (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>   | 4       | 2         |
| <i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>   |         |           |
| EU Directive 2002/91/EC  |         |           |







## Stephen Tew Estate Agents

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