



Stephen Tew
ESTATE AGENTS



15 Orchard Avenue, Blackpool
Blackpool

Offers Over **£120,000**

15 Orchard Avenue

Blackpool, Blackpool

3 Bedroom terraced property in a popular residential area. Situated just off Highfield Road close to local schools, shops and amenities. The property comprises of Entrance Porch, Hallway, Open Plan Lounge/Diner and Kitchen. To the second floor there are 3 Bedrooms and Family Bathroom. Enclosed garden to the rear. Viewing is a must to appreciate the space and potential this property has to offer. Sold with no forward chain.

Council Tax band: B

Tenure: Freehold

- Popular Residential Area
- Open plan Lounge/Diner



**Porch**

1' 11" x 6' 2" (0.59m x 1.88m)

Hallway

14' 12" x 6' 1" (4.57m x 1.85m)

Lounge

12' 12" x 11' 0" (3.96m x 3.36m)

Open plan Lounge / Dining Room. uPVC double glazed bay window to the front

Dining Room

12' 11" x 11' 0" (3.93m x 3.36m)

UPVC double glazed patio doors leading to the garden at the rear.

Kitchen

20' 0" x 6' 1" (6.1m x 1.86m)

Fitted units and worktops, uPVC double glazed window and door providing access to the garden.

Landing**Bedroom 1**

12' 12" x 10' 11" (3.95m x 3.34m)

Bedroom 1 to the front of the property, built in wardrobes, uPVC double glazed bay window

Bedroom 2

13' 1" x 9' 9" (3.99m x 2.97m)

Bedroom 2 to the rear of the property, uPVC double glazed window, fitted wardrobes.

Bedroom 3

8' 4" x 6' 3" (2.53m x 1.91m)

Bedroom 3 to the front of the property.

Bathroom

8' 7" x 6' 5" (2.61m x 1.96m)

Family bathroom, uPVC double glazed window.



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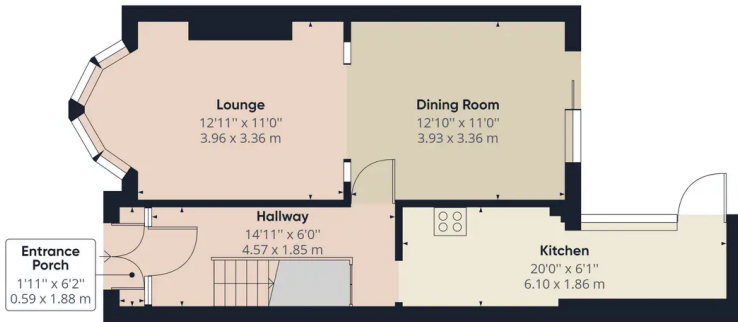


GARDEN

Enclosed garden to the rear of the property with brick shed.

ON ROAD





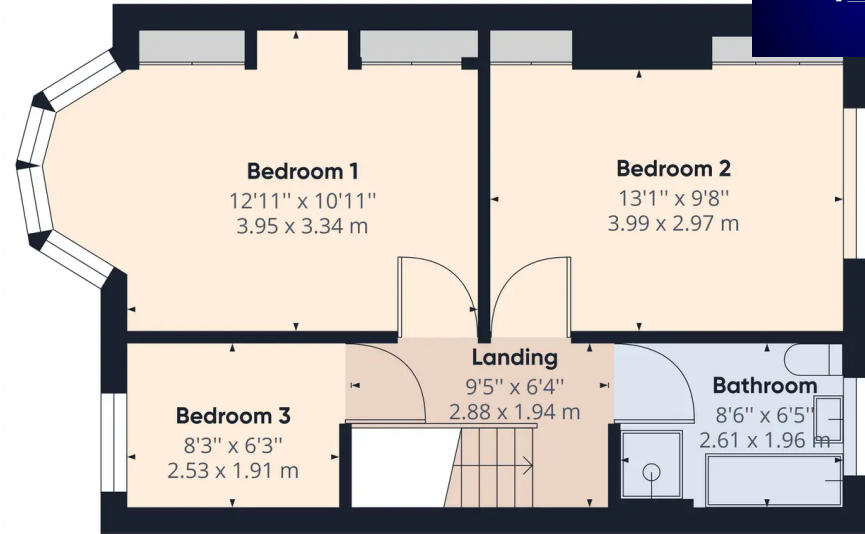
Floor 1

Approximate total area⁽¹⁾
524.26 ft²
48.71 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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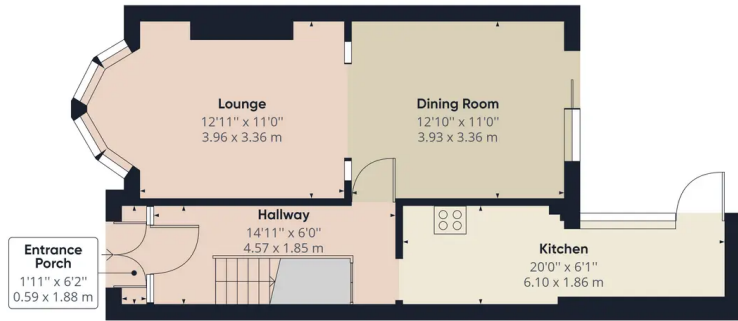
Floor 2

Approximate total area⁽¹⁾
449.30 ft²
41.74 m²

(1) Excluding balconies and terraces

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Floor 1

Approximate total area⁽¹⁾
973.57 ft²
90.45 m²

(1) Excluding balconies and terraces

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Floor 2



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