



Stephen Tew  
ESTATE AGENTS



Raleigh Avenue

Blackpool

Offers Over £200,000

# 33 Raleigh Avenue

Blackpool, Blackpool

Three bedroom semi detached home located in a popular residential area close to local shops, the promenade and other local amenities. Comprising of entrance vestibule, hallway, GF WC, open plan lounge/dining room, conservatory and kitchen to the ground floor. Upstairs there are three bedrooms and a modern three piece suite shower room with loft space to the third floor. Externally there is a front garden with driveway providing off road parking, garage and enclosed west facing garden to the rear with access to the utility room. Viewing is highly recommended to appreciate the accommodation this wonderful family home has to offer.

Council Tax band: C

Tenure: Freehold

- No chain
- Conservatory
- Utility room
- Off road parking
- Garage
- Loft space





**Other**

1' 12" x 5' 10" (0.6m x 1.79m)

Entrance vestibule housing the boiler.

**Hallway**

13' 7" x 6' 0" (4.13m x 1.84m)

Radiator.

**Lounge**

14' 6" x 11' 6" (4.43m x 3.51m)

UPVC double glazed bay window to the front elevation, electric fire with wooden surround and marble hearth, cornice style ceiling, radiator and laminate flooring. Open plan leading onto the Dining Room.

**Dining Room**

13' 5" x 10' 2" (4.09m x 3.11m)

Open plan leading off from the Lounge area. Radiator, laminate flooring, uPVC double glazed patio door leading onto the conservatory.

**Conservatory**

9' 2" x 9' 4" (2.8m x 2.84m)

Leading off from the Dining room. UPVC double glazed windows and patio doors featuring integral fitted blinds, leading onto access the garden.

**Kitchen**

9' 10" x 7' 1" (2.99m x 2.15m)

Fitted with a range of matching base and eye level units and worktops, integrated electric oven and four ring hob with extractor hood. UPVC double glazed windows to the side and rear elevation, radiator.

**Utility Room**

Located in the back garden adjacent to the garage. Plumbing and electrical points for appliances. UPVC double glazed door and window with integral fitted blinds.





### Landing

8' 1" x 3' 6" (2.46m x 1.07m)

UPVC double glazed window with integral fitted blinds.

### Bedroom 1

14' 5" x 8' 8" (4.4m x 2.65m)

UPVC double glazed bay window to the front elevation, radiator, fitted wardrobes with cupboard space.

### Bedroom 2

11' 7" x 10' 4" (3.52m x 3.14m)

UPVC double glazed window to the rear elevation, radiator, fitted wardrobes.

### Bedroom 3

7' 6" x 7' 2" (2.28m x 2.19m)

UPVC double glazed window to the front elevation, radiator.

### Bathroom

9' 12" x 7' 1" (3.04m x 2.17m)

Three piece suite comprising of wash basin with underneath storage unit, walk in shower cubicle and low flush WC. Heated towel rail, radiator, floor to ceiling tiles, uPVC double glazed opaque window with integral fitted blinds and storage cupboard.

### Attic Loft Space

18' 11" x 11' 10" (5.76m x 3.61m)

Velux window, fitted storage units.







### **FRONT GARDEN**

Paved garden to the front with driveway providing off road parking.

### **REAR GARDEN**

West facing enclosed garden to the rear with raised decking, paving and grassed areas. Access to the utility room, garage and wooden shed.

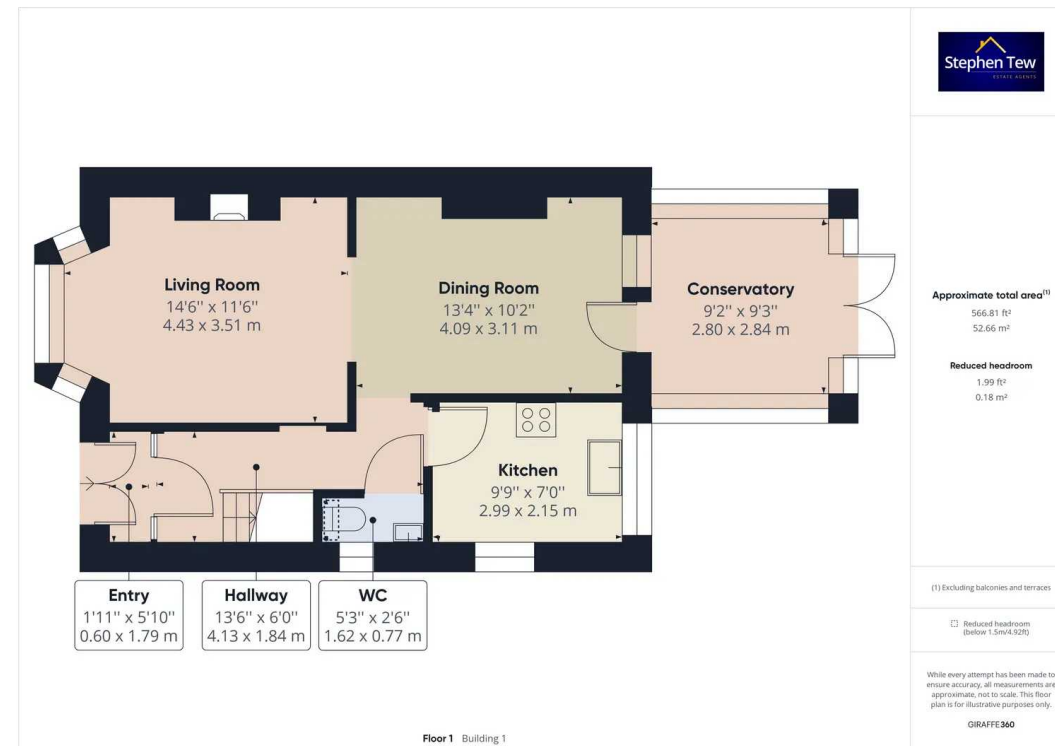
### **GARAGE**

Single Garage

### **OFF ROAD**

1 Parking Space







## Stephen Tew Estate Agents

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