



Stephen Tew
ESTATE AGENTS



Stonyhill Avenue,
Blackpool

Offers Over **£220,000**

55 Stonyhill Avenue

Blackpool, Blackpool

Three bedroom semi detached property situated in a popular residential area of south shore, close to local schools, shops and other amenities. The property comprises of hallway, lounge, dining room, conservatory and kitchen to the ground floor. Upstairs, there are three bedrooms, three-piece, suite, bathroom and separate WC. Externally there is a garden to the front with off-road parking, leading onto the garage and a large enclosed East facing garden to the rear. Viewing is highly recommended to appreciate the accommodation this wonderful family home has to offer.

Council Tax band: C

Tenure: Freehold

- Two Reception Rooms
- Conservatory
- Large Enclosed Rear Garden
- Off Road Parking and Garage





Hallway

15' 1" x 6' 11" (4.61m x 2.1m)

Meter cupboard, radiator.

Lounge

16' 11" x 13' 4" (5.15m x 4.06m)

UPVC double glazed bay window to the front elevation, radiator, cornice style ceiling and gas fire with surround.

Dining Room

14' 4" x 11' 10" (4.38m x 3.61m)

UPVC double glazed patio doors leading onto conservatory, radiator, cornice style ceiling and gas fire with surround.

Conservatory

10' 7" x 10' 8" (3.23m x 3.24m)

Conservatory leading off from the dining room. UPVC double glazed windows and double patio doors leading onto the garden, radiator.

Kitchen

9' 5" x 8' 5" (2.86m x 2.57m)

Fitted with a matching range of base and eye level units and worktops, stainless steel sink, electric oven and four ring gas hob with extractor hood. UPVC double glazed window and door leading onto access the side of the property.





Landing

12' 9" x 3' 11" (3.89m x 1.19m)

Bedroom 1

17' 8" x 10' 5" (5.39m x 3.18m)

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

Bedroom 2

13' 6" x 10' 10" (4.12m x 3.29m)

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

Bedroom 3

8' 3" x 8' 3" (2.52m x 2.51m)

UPVC double glazed window to the front elevation, radiator.

Bathroom

6' 7" x 8' 5" (2m x 2.57m)

Three piece suite bathroom comprising of wash basin, panelled bath and shower cubicle. UPVC double glazed opaque window and radiator.

Wc

2' 8" x 5' 3" (0.81m x 1.61m)

Separate WC. UPVC double glazed opaque window.





FRONT GARDEN

Grass area with flower border and driveway providing off road parking leading to the garage.

REAR GARDEN

Generous sized enclosed East facing garden to the rear with access to the garage.

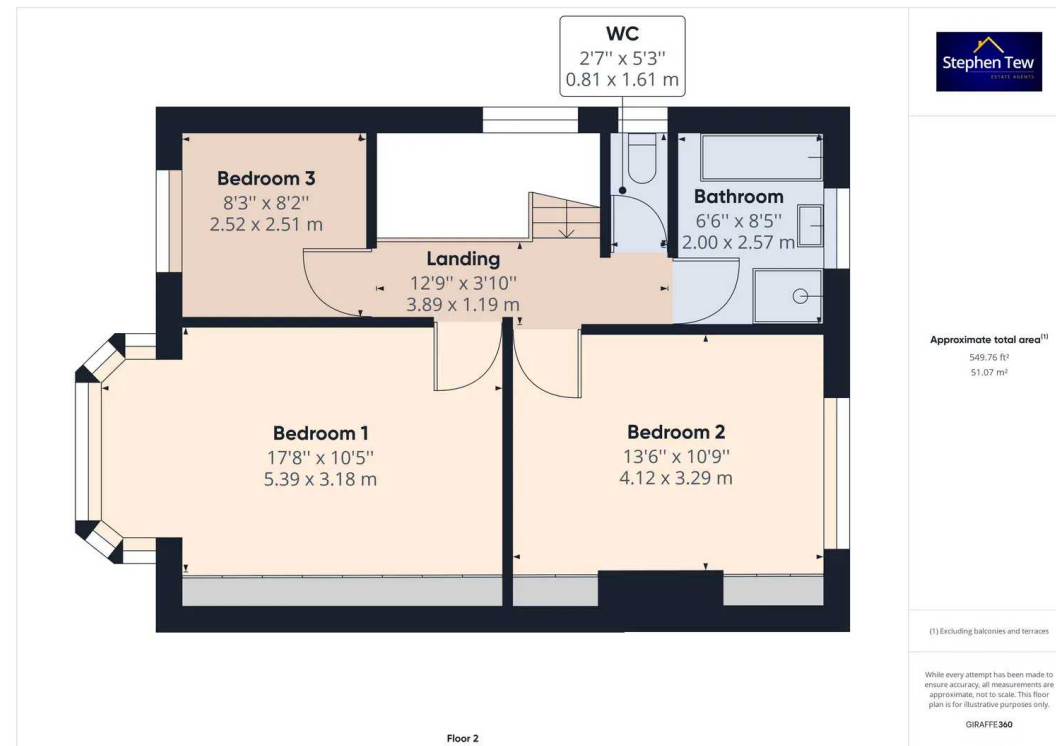
OFF ROAD

1 Parking Space

GARAGE

Single Garage







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