




Stephen Tew
ESTATE AGENTS
FOR SALE
01253 401111 stephentew.co.uk

146 Stonyhill Avenue, Blackpool
Blackpool

Offers Over **£300,000**

146 Stonyhill Avenue

Blackpool, Blackpool

The phrase "must see" is an understatement

This immaculate 4 Bedroom semi detached house on Stony Hill Avenue is a one of a kind for this road.

The recently built property offers all the benefits of a modern house but is situated on a traditional, sought after family road in FY4.

The property consists of Off road parking to the front leading to garage, Entrance hall, GF WC, Lounge, Open plan Kitchen/diner/living, Four Generous Bedrooms, Master En-suite and family bathroom. To the rear is a low maintenance west facing garden.

Council Tax band: D

Tenure: Freehold

- No Onward Chain
- Easy access to Motorway
- West Facing Garden
- Sought After Location
- En-Suite Master Bedroom
- Off Road Parking & Garage
- Open Plan Living / Dining Kitchen





Entrance hall

19' 7" x 3' 6" (5.96m x 1.06m)

Tastefully decorated Entrance hall, leading to GF WC, Lounge, Kitchen/Diner/Living and first floor landing.

GF WC

7' 5" x 2' 7" (2.26m x 0.79m)

Ground floor WC with UPVC double glazed opaque window to front, Radiator and Pedestal basin.

Lounge

21' 10" x 12' 2" (6.65m x 3.71m)

Ample sized Lounge to the front of the property with UPVC double glazed bay window. Matching decorative wallpaper and plush carpets.

Living / Dining Kitchen

19' 5" x 18' 12" (5.92m x 5.78m)

Stylish Open plan Fitted kitchen with Integrated appliances including; fridge freezer, wine fridge, Electric oven/microwave, induction hob, and dishwasher. Matching high gloss finish base and eye level units with matching breakfast bar. Under counter lighting. Space for separate living area and dining table. With bi-folding doors to garden.





Living / Dining Kitchen

19' 5" x 18' 12" (5.92m x 5.78m)

Stylish Open plan Fitted kitchen with Integrated appliances including; fridge freezer, wine fridge, Electric oven/microwave, induction hob, and dishwasher. Matching high gloss finish base and eye level units with matching breakfast bar. Under counter lighting. Space for separate living area and dining table. With bi-folding doors to garden.





Landing

14' 2" x 7' 11" (4.33m x 2.41m)

Spacious landing leading to all bedrooms and family bathroom.

Bedroom 1

16' 1" x 10' 8" (4.9m x 3.26m)

Master Bedroom with UPVC double glazed bay window to front, En-suite showroom

En-suite

3' 3" x 7' 8" (0.98m x 2.34m)

Fitted with a three piece shower En-suite.

Bedroom 2

14' 7" x 9' 7" (4.44m x 2.92m)

Second bedroom to the rear with UPVC double glazed window.

Bedroom 3

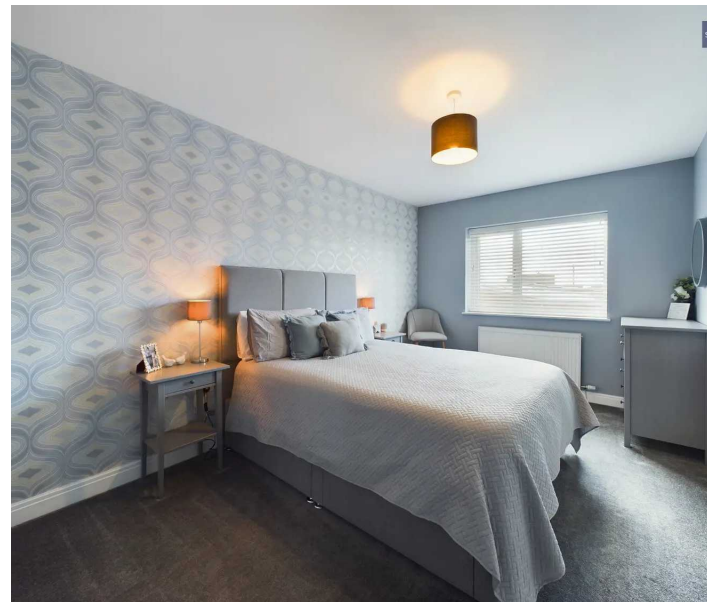
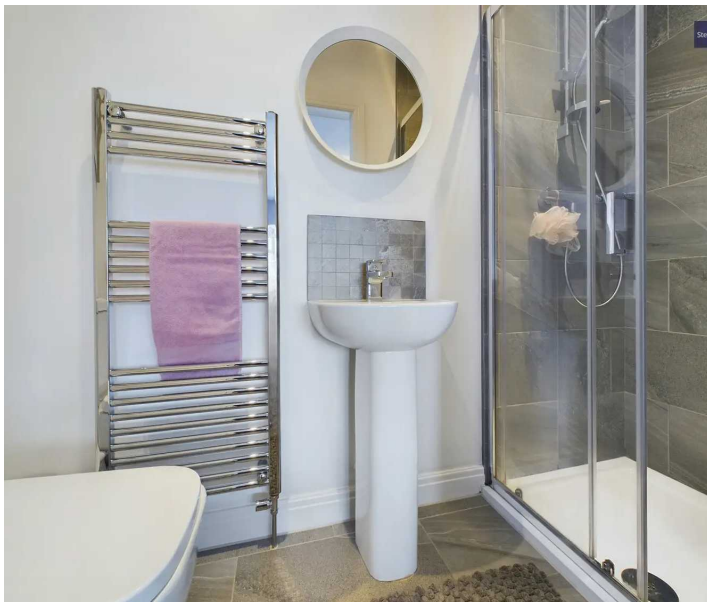
14' 5" x 7' 1" (4.39m x 2.17m)

Third Bedroom to the rear with UPVC double glazed window, and full length fitted wardrobes.

Bedroom 4

10' 0" x 7' 11" (3.05m x 2.41m)

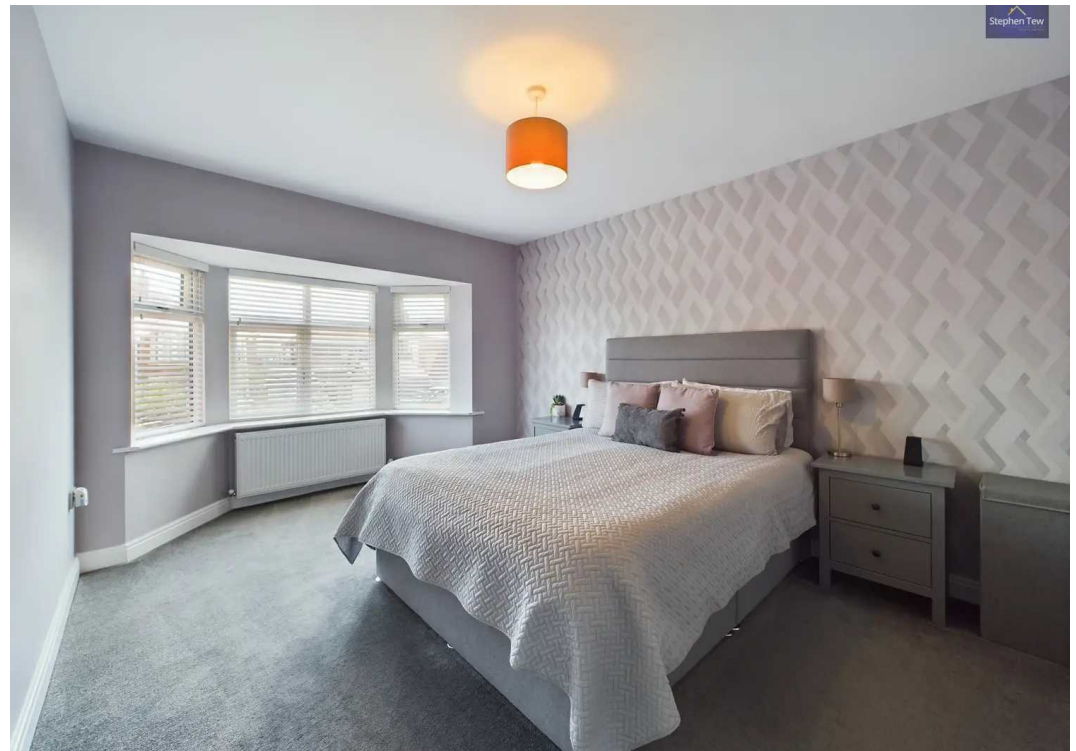
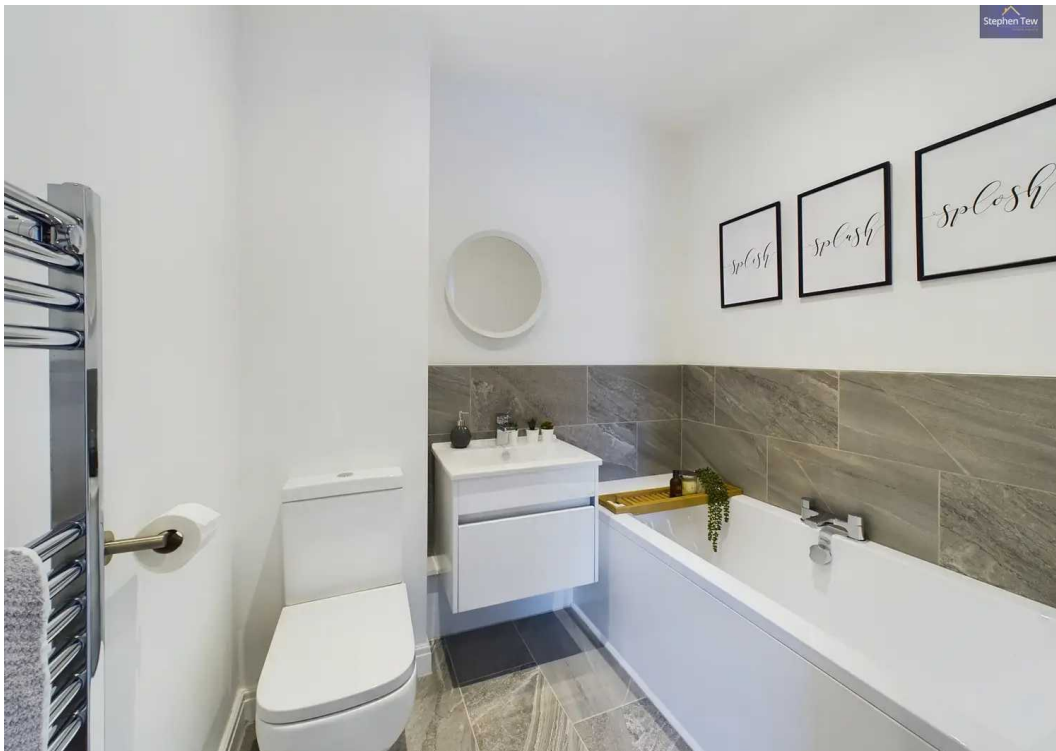
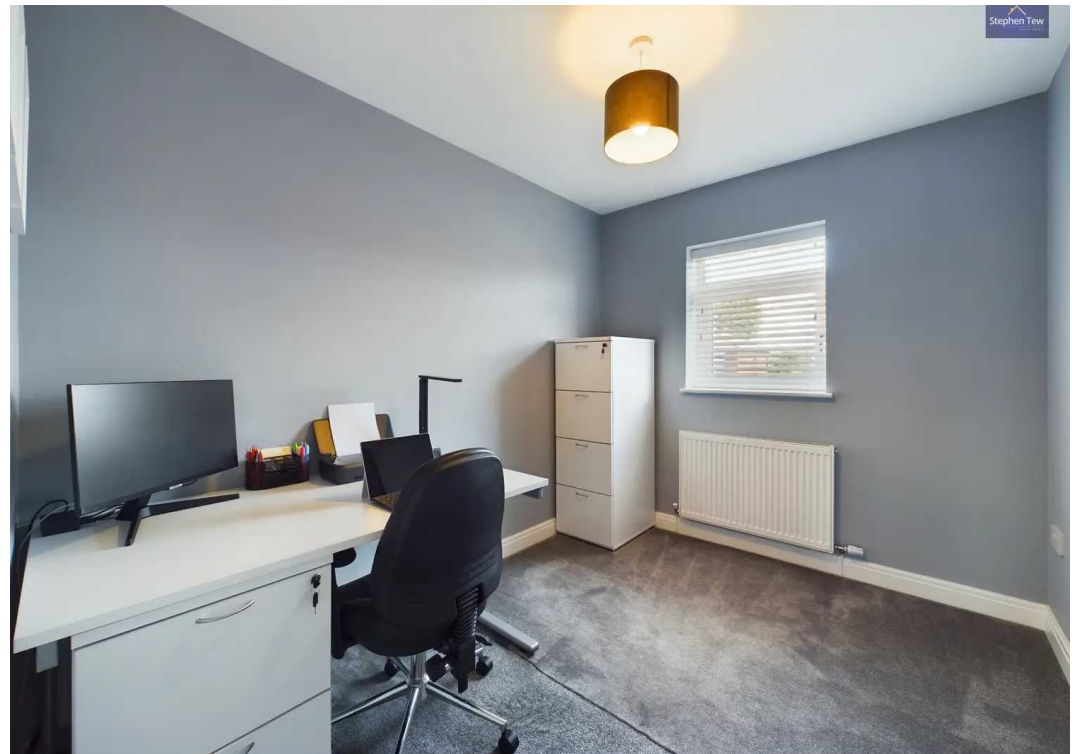
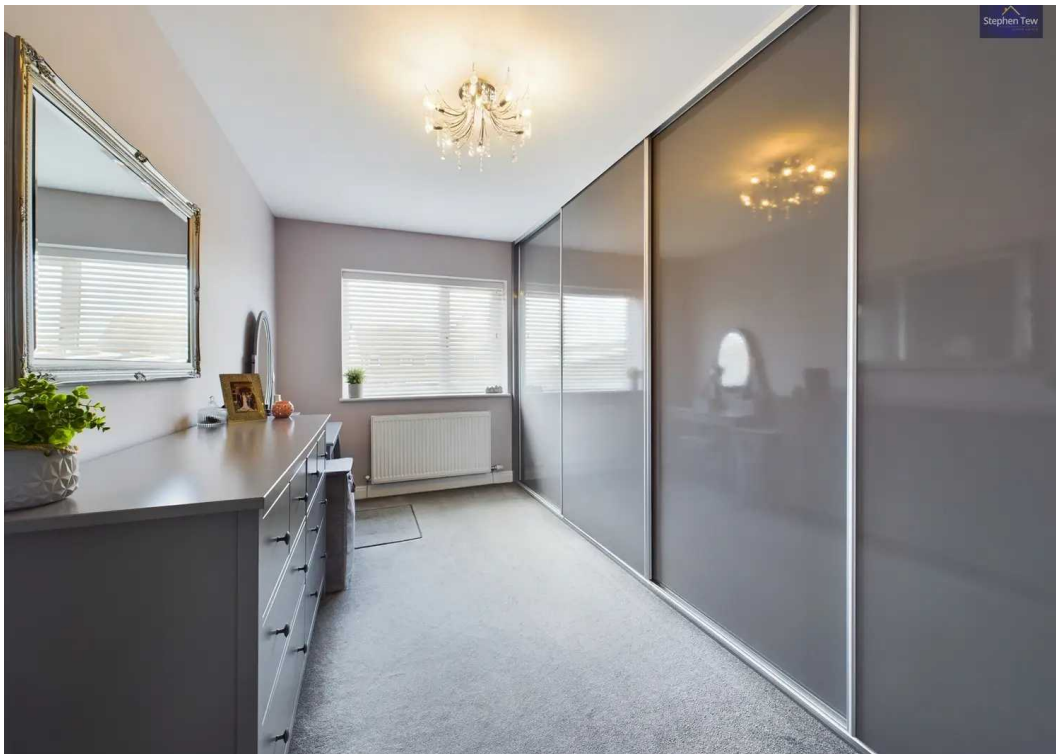
Fourth bedroom to the front with UPVC double glazed window.



Family Bathroom

6' 9" x 10' 9" (2.05m x 3.28m)

Four piece family bathroom, fitted with double end bath, low level WC, floating vanity basin.





FRONT GARDEN

Front garden with with access to garage.

REAR GARDEN

With composite decking, artificial grass and BBQ area and access to garage..

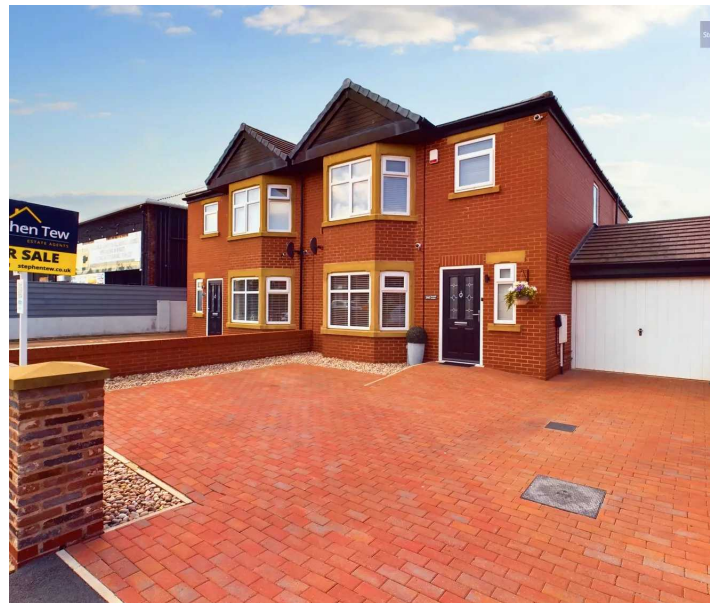
OFF ROAD

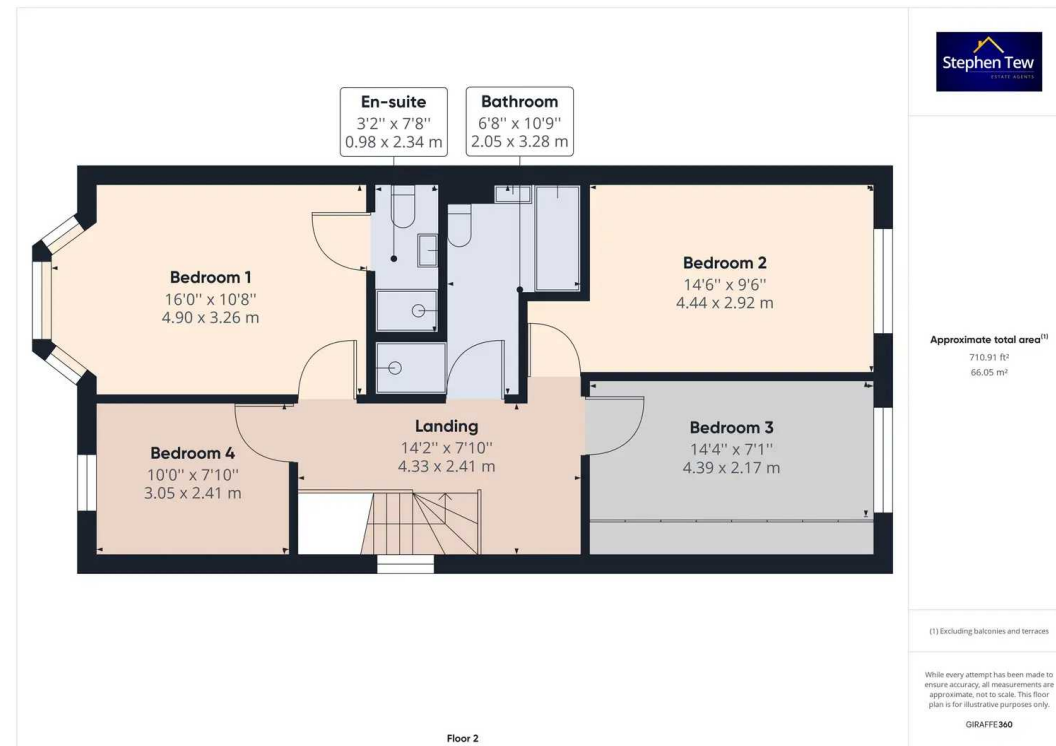
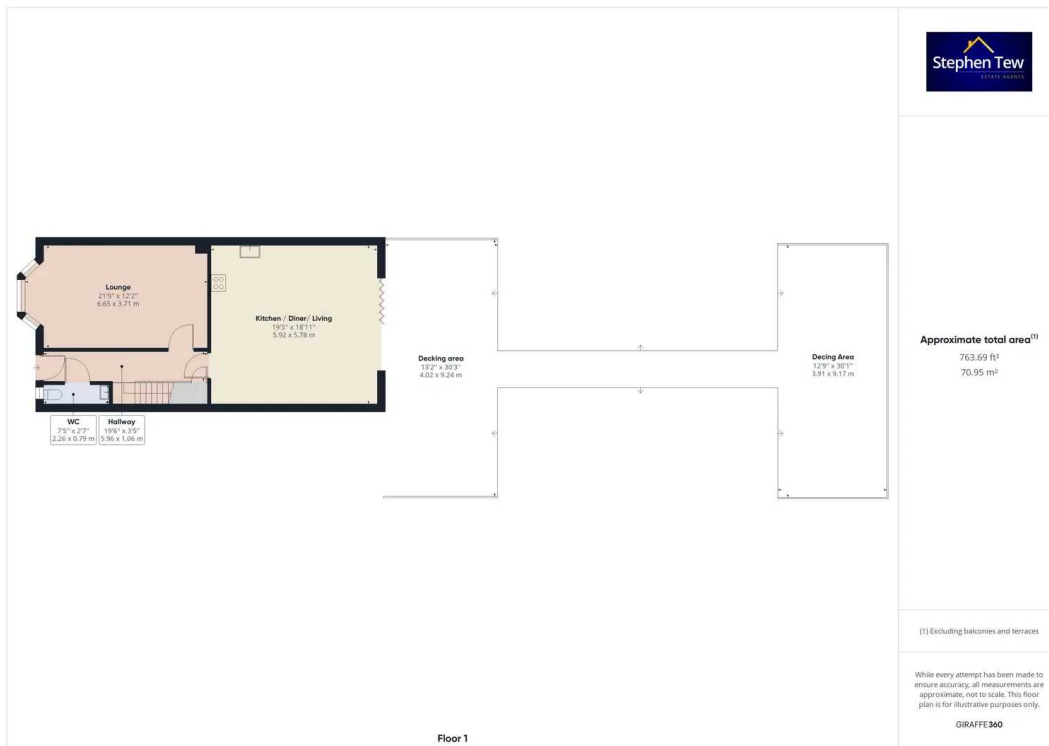
2 Parking Spaces

Off road parking with access to garage

GARAGE

Single Garage







Stephen Tew Estate Agents

Stephen Tew Estate Agents, 132 Highfield Road - FY4 2HH

01253 401111

info@stephentew.co.uk

www.stephentew.co.uk

