



**36 Rydal Avenue, Blackpool**

Blackpool

Offers Over **£110,000**

# 36 Rydal Avenue

Blackpool, Blackpool

Beautifully presented 3 bedroom family home, recently renovated throughout to a fabulous standard. As you step inside, you are greeted by an inviting hallway leading to the open-plan living area, creating a spacious and modern feel. The stylish four-piece bathroom suite, complete with a luxurious bath-tub and separate shower, is a true highlight of this charming home.

The ground floor boasts a well-equipped modern kitchen and a utility room, which offers ample storage and convenience. Upstairs, you will find three generously sized bedrooms, perfect for a growing family or those who enjoy having space for guests. With a neutral colour scheme and modern fixtures and fittings, this property offers a contemporary yet homely atmosphere.

Situated in a convenient location, this property benefits from being close to a wide range of amenities. With excellent transport links in the area, commuting to neighbouring towns or cities is a breeze.

Overall, this charming property offers a fantastic opportunity for buyers looking for a stylish and comfortable home or a fabulous investment opportunity. With its recent renovations, open-plan living, and convenient location, this property perfectly combines modern living with practicality. Don't miss out on the chance to make this your dream home, as it is offered to the market with no onward chain, ensuring a hassle-free buying experience.

Council Tax band: A

Tenure: Freehold

- Recently Renovated Throughout
- Stylish Four Piece Bathroom Suite
- Open-Plan Living
- Utility Room
- Close To Many Amenities





### Hallway

11' 5" x 3' 1" (3.49m x 0.95m)

Laminate flooring, radiator. Leading to open-plan lounge/diner

### Lounge

15' 2" x 10' 2" (4.62m x 3.09m)

UPVC double glazed walk in bay window to the front elevation, media wall with feature electric fire, radiator.

### Dining Room

14' 1" x 10' 11" (4.30m x 3.33m)

UPVC double glazed patio doors to the rear elevation, radiator. Leading onto kitchen.

### Kitchen

11' 4" x 7' 11" (3.46m x 2.42m)

Fitted with a matching range of grey gloss base and wall units, integrated oven and four ring induction hob, space for fridge freezer, UPVC double glazed window to the side elevation. Door providing access to rear yard. Leading onto utility. Radiator.

### Utility Room

6' 0" x 8' 3" (1.84m x 2.51m)

UPVC double glazed window to the side elevation, plumbing for washing machine and dryer.

### Landing

Split-level landing leading to bedrooms and bathroom

### Bedroom 1

13' 3" x 8' 4" (4.05m x 2.53m)

UPVC double glazed window to the front elevation, radiator.

### Bedroom 2

14' 1" x 8' 6" (4.28m x 2.59m)

UPVC double glazed window to the rear elevation, radiator.

### Bedroom 3

10' 4" x 5' 1" (3.16m x 1.55m)





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## Stephen Tew Estate Agents

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