



Ingleway Avenue, Blackpool

Offers Over **£150,000**

# Ingleway Avenue

## Blackpool

Beautifully presented and conveniently located, this charming 3 bedroom end of terrace property offers the perfect family home. Situated in a sought-after area, this chain-free home boasts both character and style. As you step inside, you are greeted by a spacious and bright living area, creating the perfect space for relaxation. The ground floor also features an open plan kitchen/diner, ideal for entertaining guests. The potential for an en-suite in the master bedroom will add an extra touch of luxury to this already impressive property. Additionally, the property is within close proximity to Stanley Park, providing the perfect place for outdoor activities and leisurely strolls, and conveniently located for easy access to Blackpool Victoria Hospital.

When it comes to outdoor space, this property boasts a low maintenance front garden, providing an attractive and welcoming entrance. The south-east facing rear garden offers a sun-soaked space for outdoor entertaining. With a convenient gate providing access to the side, the outdoor area is not only functional but also offers an added level of privacy and ease of movement.

Viewing is highly recommended to appreciate this wonderful family home.

Council Tax band: C

Tenure: Freehold

- Chain free
- En-suite potential
- Near Stanley park





### Hallway

8' 0" x 3' 3" (2.45m x 0.98m)

Hallway leading to ground floor WC and Lounge. With staircase to first floor landing.

### GF WC

3405' 6" x 2' 8" (1,038.00m x 0.81m)

### Lounge

15' 7" x 11' 9" (4.74m x 3.57m)

To the front with electric fire.

### Kitchen

8' 10" x 7' 0" (2.70m x 2.14m)

Kitchen fitted with gas hob and electric oven.

Combination boiler fitted 2022

### Dining Room

8' 10" x 7' 9" (2.70m x 2.37m)

Open plan kitchen / Diner with patio door to garden.





### Landing

2' 10" x 6' 4" (0.86m x 1.92m)

Leading to bedrooms and family bathroom. Access to loft.

### Bedroom 1

12' 10" x 8' 5" (3.90m x 2.56m)

Master bedroom to the rear with access to en-suite room.

### En Suite

En-suite room off master bedroom. Space for shower, sink and WC . Plumbing in situ.

### Bedroom 2

8' 10" x 8' 5" (2.68m x 2.56m)

Second bedroom to the front.

### Bedroom 3

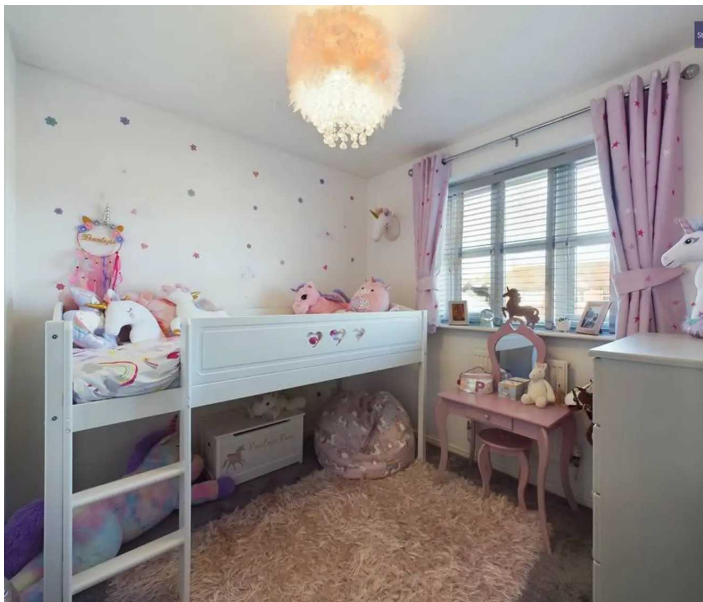
7' 5" x 6' 4" (2.27m x 1.94m)

Third bedroom to the rear of the property.

### Bathroom

5' 6" x 6' 3" (1.68m x 1.90m)

Family bathroom fitted with a 3 piece suite.





### **FRONT GARDEN**

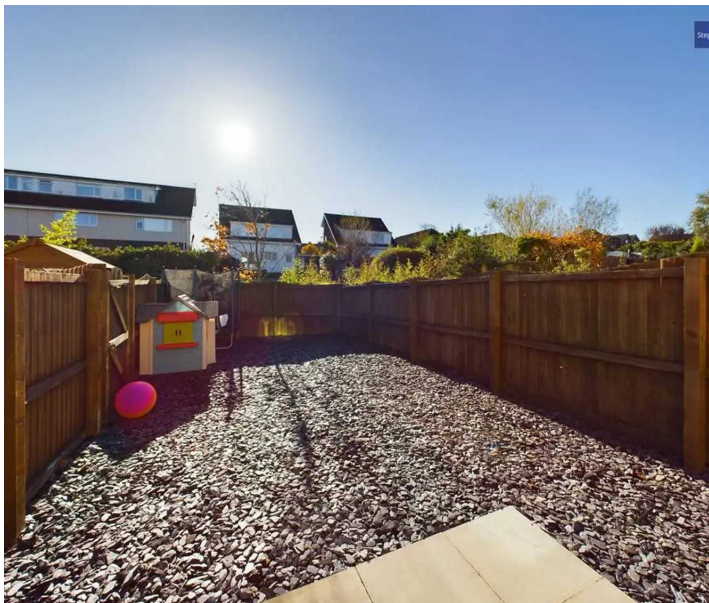
Low maintenance front garden

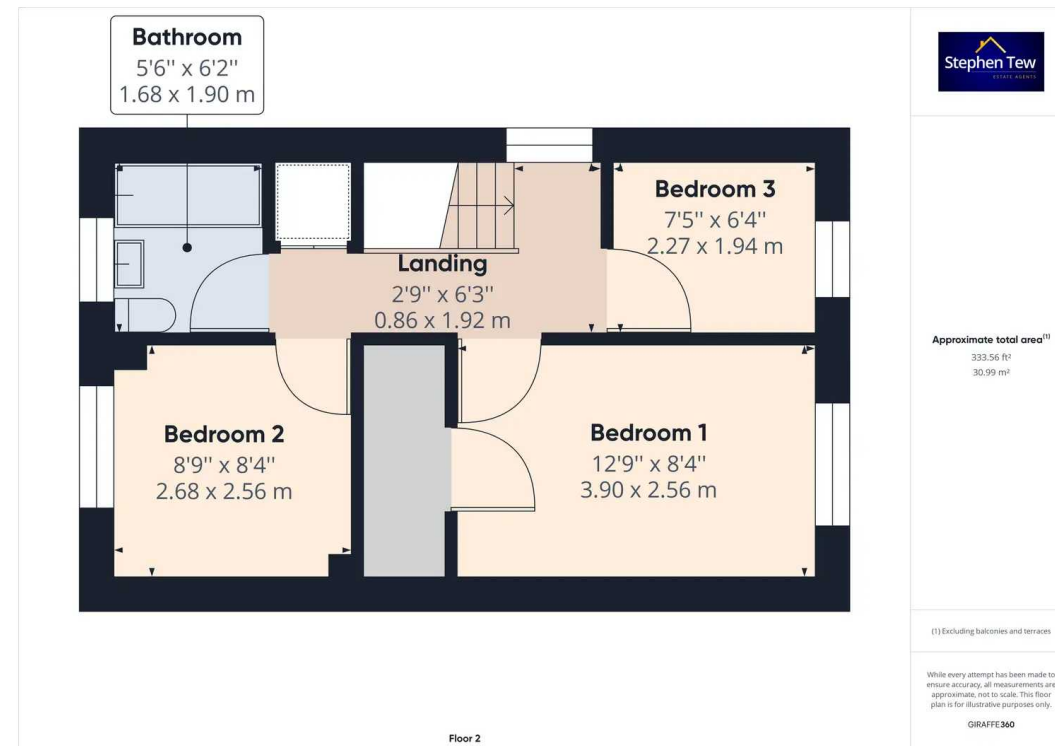
### **REAR GARDEN**

South east facing rear garden. Low maintenance with access to side from gate.

### **ON ROAD**

1 Parking Space







## Stephen Tew Estate Agents

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