



5 Rosebank Avenue, Blackpool

Blackpool

Offers Over **£140,000**

5 Rosebank Avenue

Blackpool

The property available for sale is a Semi Detached House located in a desirable and convenient area, just a stone's throw away from the well-regarded Roseacre School. This house presents an excellent opportunity for those looking to put their mark on a property, with plenty of scope for modernisation throughout.

Upon entering the house, you are greeted by an inviting entrance hall, leading to a spacious lounge with ample room for relaxation. The dining room provides the perfect space for entertaining guests or enjoying family meals. The well-proportioned kitchen allows for culinary creativity, while also offering access to the rear garden. The property boasts three bedrooms, providing enough space for a growing family or accommodating guests. A well-appointed bathroom completes the interior of this property. Additionally, the house features gas central heating and upvc double glazing, ensuring comfort and energy efficiency.

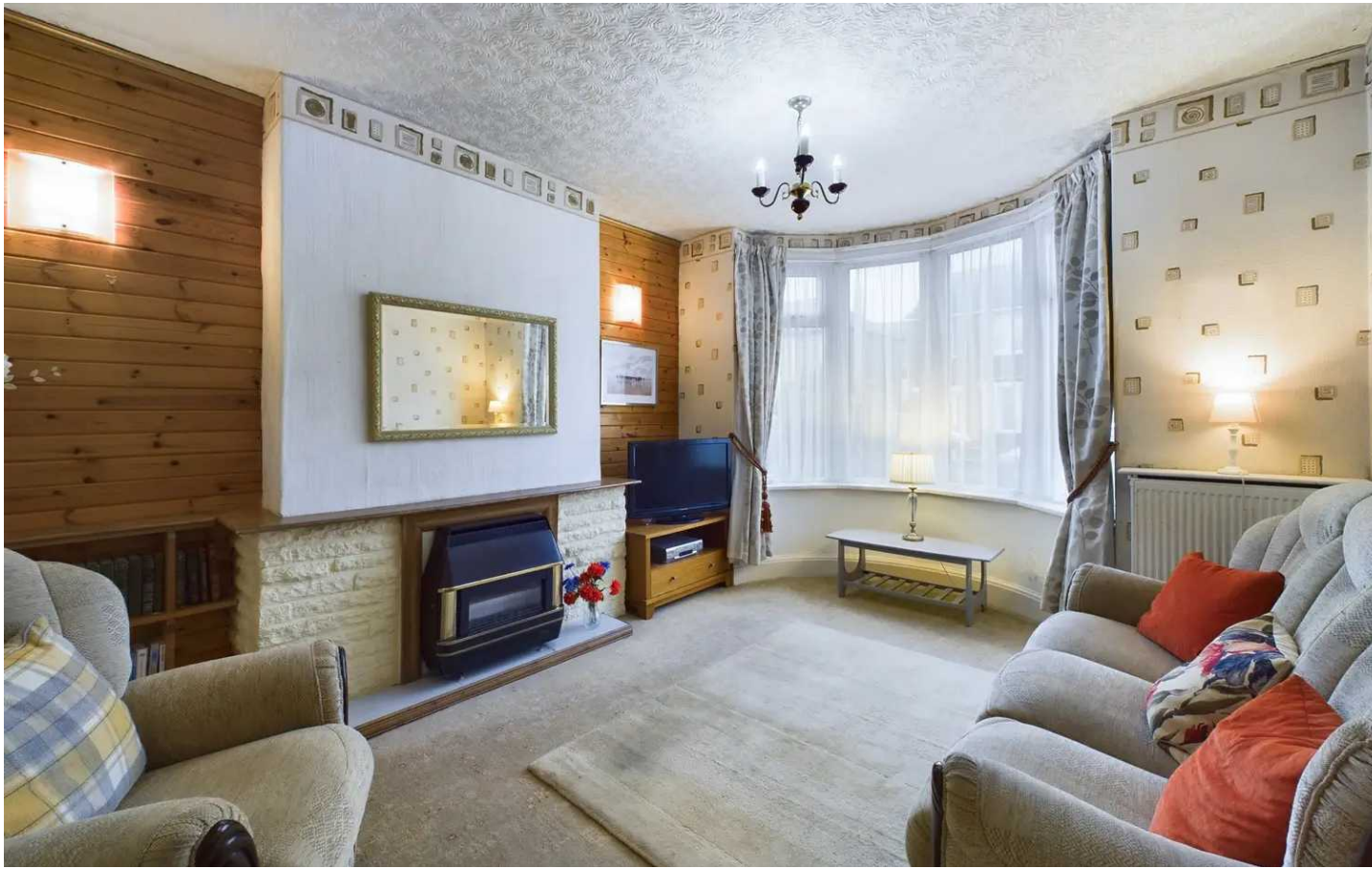
Outside, the property offers a mature paved front garden, lending a charming kerb appeal. A pathway leads to the entrance door, providing a warm and welcoming entrance. The side of the property grants easy access to the rear garden. The small rear garden offers a blend of paved and gravelled areas, allowing for both al fresco dining and a low maintenance space. To add a touch of nature, mature shrubs, bushes, and trees adorn the garden, creating a serene environment.

Furthermore, the rear garden features artificial turf, presenting an appealing alternative to natural grass while still maintaining an aesthetically pleasing space. The well-designed garden is enclosed, offering privacy and security.

Council Tax band: B

Tenure: Freehold





Entrance Hall

14' 9" x 6' 1" (4.49m x 1.86m)

UPVC double glazed entrance door with matching side window. Built-in meter cupboard, double radiator and under stairs storage cupboard. Staircase to 1st floor landing.

Lounge

14' 6" x 11' 3" (4.42m x 3.44m)

UPVC double glazed walk in bay window to the front elevation, double radiator and fitted gas fire with satin surround. Double doors lead into dining room.

Dining Room

14' 8" x 10' 11" (4.46m x 3.32m)

Second reception room with UPVC double glazed doors leading to the rear garden. Matching side windows and double radiator.

Kitchen

11' 1" x 6' 6" (3.37m x 1.98m)

Fitted with a matching range of base and eye level units with rounded worktops, single drainer stainless steel sink with mixer tap, gas cooker point, washing machine and space for fridge freezer. Vinyl floor covering, double radiator and UPVC double glazed window to the rear elevation. UPVC double glazed door leads outside and under stairs storage area.





First Floor Landing

9' 8" x 6' 5" (2.94m x 1.95m)

UPVC glazed window to the side elevation with access to loft.

Bedroom 1

14' 4" x 10' 0" (4.38m x 3.05m)

Walking UPVC double glazed bay window to the front elevation, radiator, and built-in wardrobes.

Bedroom 2

12' 8" x 11' 1" (3.86m x 3.39m)

UPVC double glazed window to the rear elevation with radiator and built-in wardrobes.

Bedroom 3

7' 6" x 6' 6" (2.28m x 1.97m)

UPVC double glazed window to the front elevation, radiator.

Bathroom

7' 3" x 6' 4" (2.21m x 1.94m)

Fitted with a three-piece coloured suite, comprising of panelled bath with shower attachment, wash basin and low flush WC. Part tiled walls, radiator, vinyl floor covering, built-in airing cupboard housing the combination boiler and wooden shelving. UPVC double opaque glazed window to the side elevation.





FRONT GARDEN

Mature paved front garden with pathway leading to entrance door and access to the side of the property leading to the rear garden.

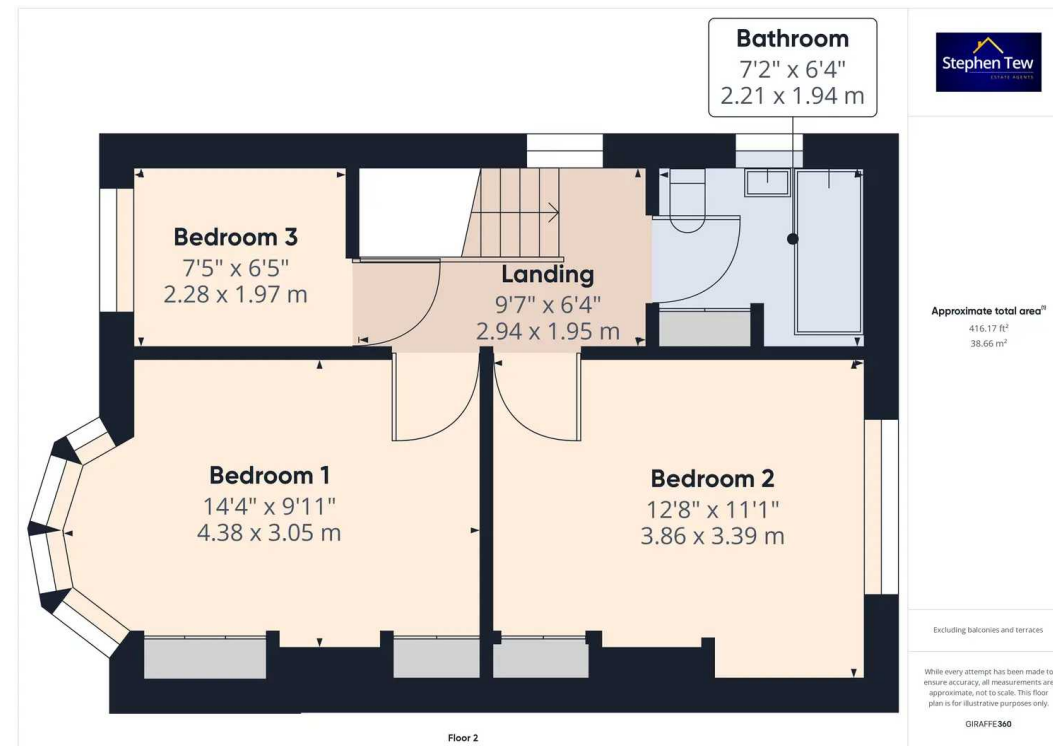
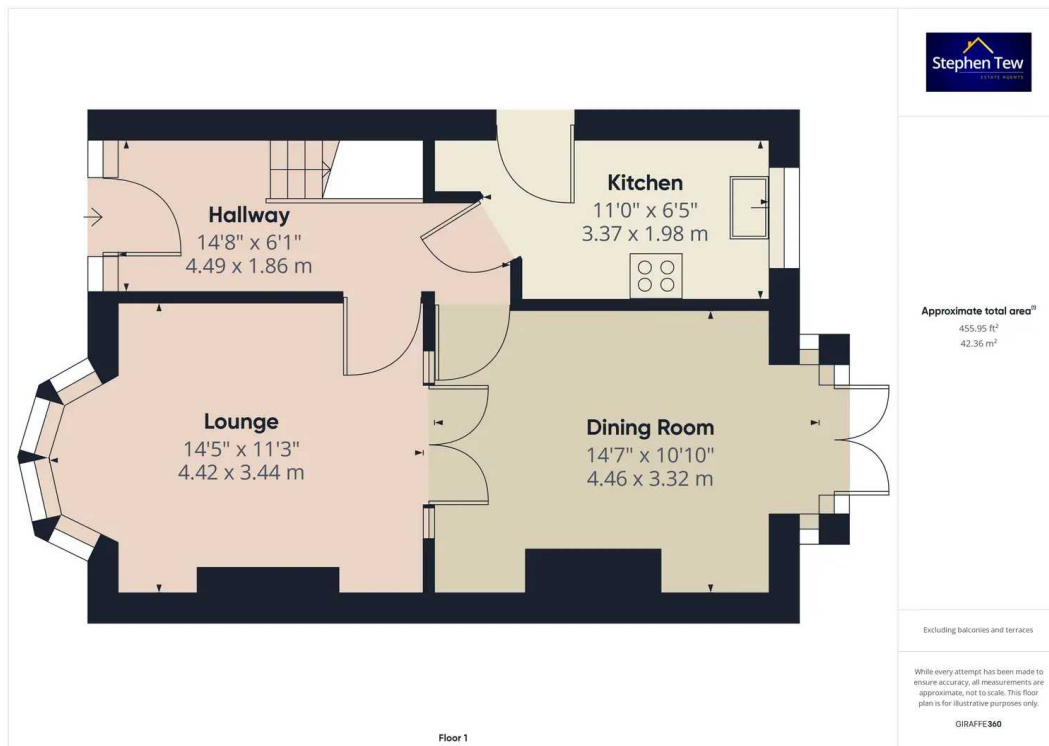
REAR GARDEN

Small enclosed rear garden with paved and gravelled area, artificial turf and mature shrubs and bushes and trees.

ON ROAD

1 Parking Space







Stephen Tew Estate Agents

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

01253 401111

info@stephentew.co.uk

www.stephentew.co.uk

