



**Rydal Avenue, Blackpool**

**RYDAL AVENUE**  
Offers Over **£100,000**

# Rydal Avenue

## Blackpool

Nestled in a prime location in close proximity to the bustling town centre, this 3 bedroom mid-terraced property offers plenty of living space. Arranged over two floors it features two reception rooms, making it ideal for entertaining guests or enjoying precious family time. Upstairs you will find three bedrooms, one with fitted wardrobes, and a separate WC and bathroom.

As you step outside, there is an enclosed yard to the rear with a brick outhouse, which provides ample storage.

Viewing is recommended to appreciate the potential this home has to offer.

Council Tax band: A

Tenure: Freehold

- 2 Reception Rooms
- Close Proximity to Town Centre







### Entrance vestibule

### Hallway

12' 1" x 3' 1" (3.69m x 0.93m)

### Lounge

13' 11" x 10' 6" (4.25m x 3.21m)

UPVC double glazed bay window to the front elevation, radiator.

### Dining Room

14' 2" x 11' 0" (4.31m x 3.35m)

UPVC double glazed window to the rear elevation, radiator and access to under stairs storage area.

### Kitchen

11' 2" x 8' 1" (3.41m x 2.47m)

Watching range of base and wall units with fitted worktops, stainless steel sink with draining board and mixer tap. UPVC double glazed window to the side elevation and door leading to the yard.







### Bedroom 1

14' 7" x 8' 7" (4.45m x 2.61m)

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

### Bedroom 2

13' 7" x 7' 2" (4.13m x 2.19m)

UPVC double glazed window to the front elevation, radiator.

### Bedroom 3

10' 11" x 6' 4" (3.32m x 1.93m)

UPVC double glazed window to the front elevation, radiator.

### WC

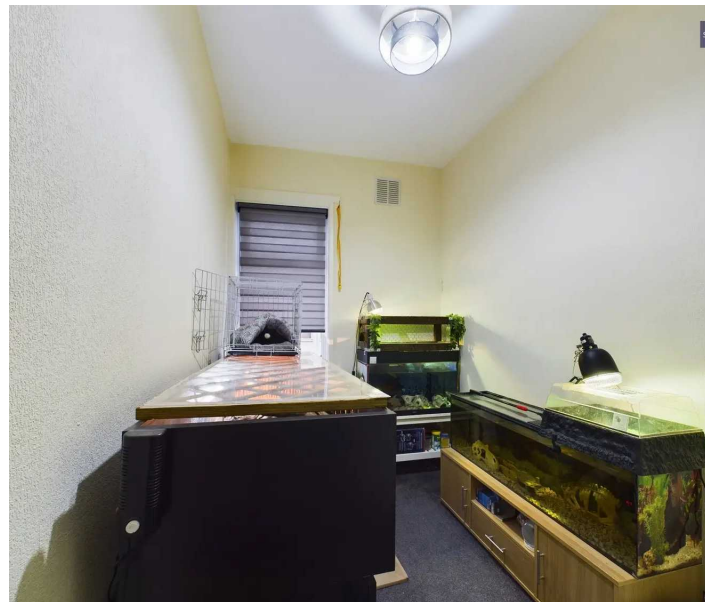
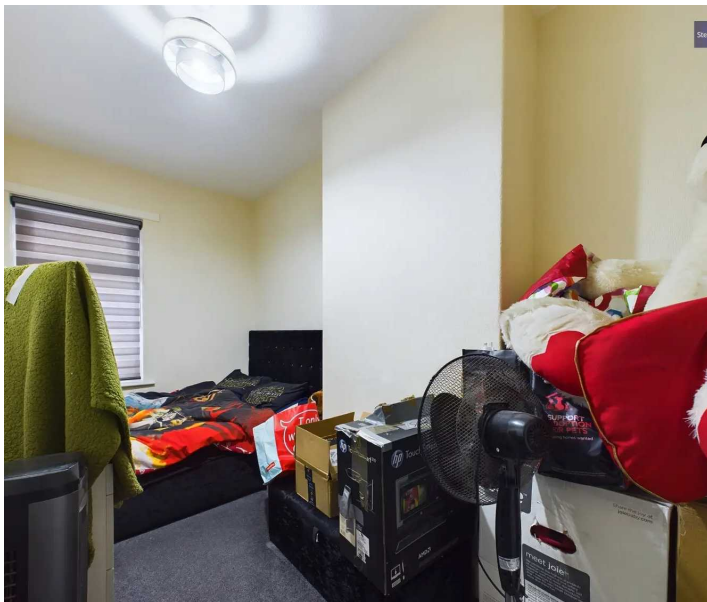
5' 6" x 5' 6" (1.67m x 1.67m)

Low flush WC and wash basin. UPVC double glazed opaque window to the side elevation.

### Bathroom

5' 8" x 8' 2" (1.72m x 2.48m)

Panelled bath with overhead shower attachment. UPVC double glazed opaque window to the rear elevation, radiator.





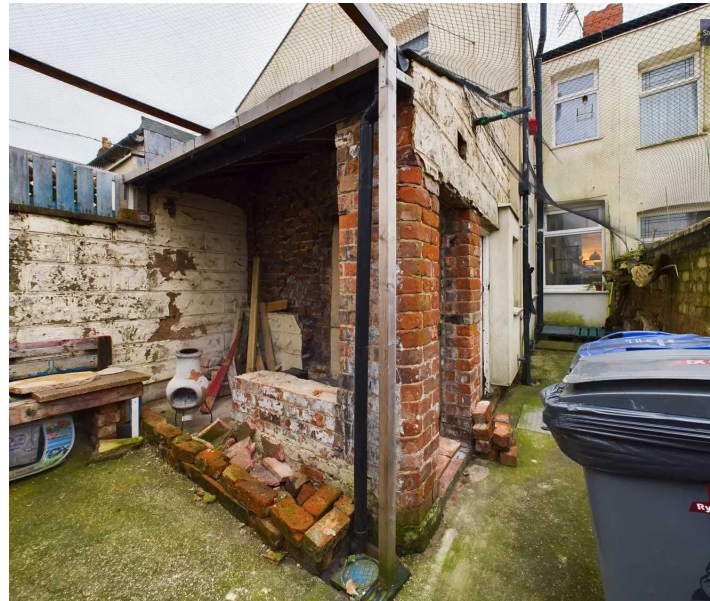
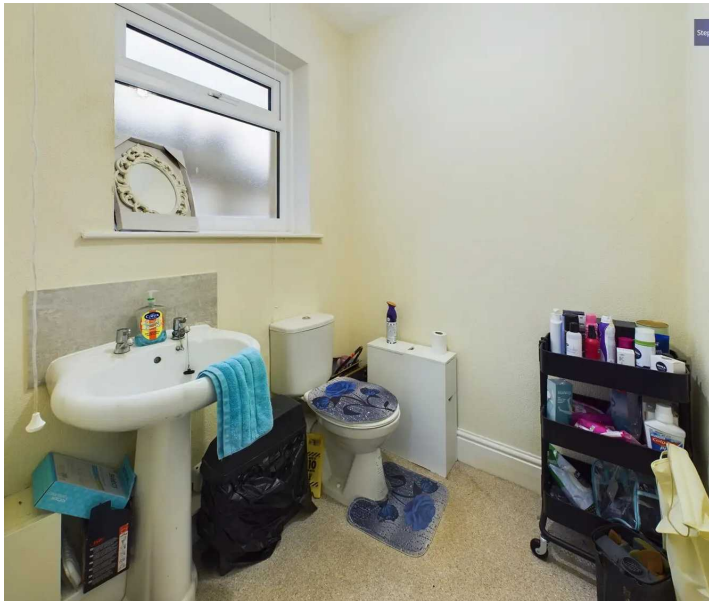


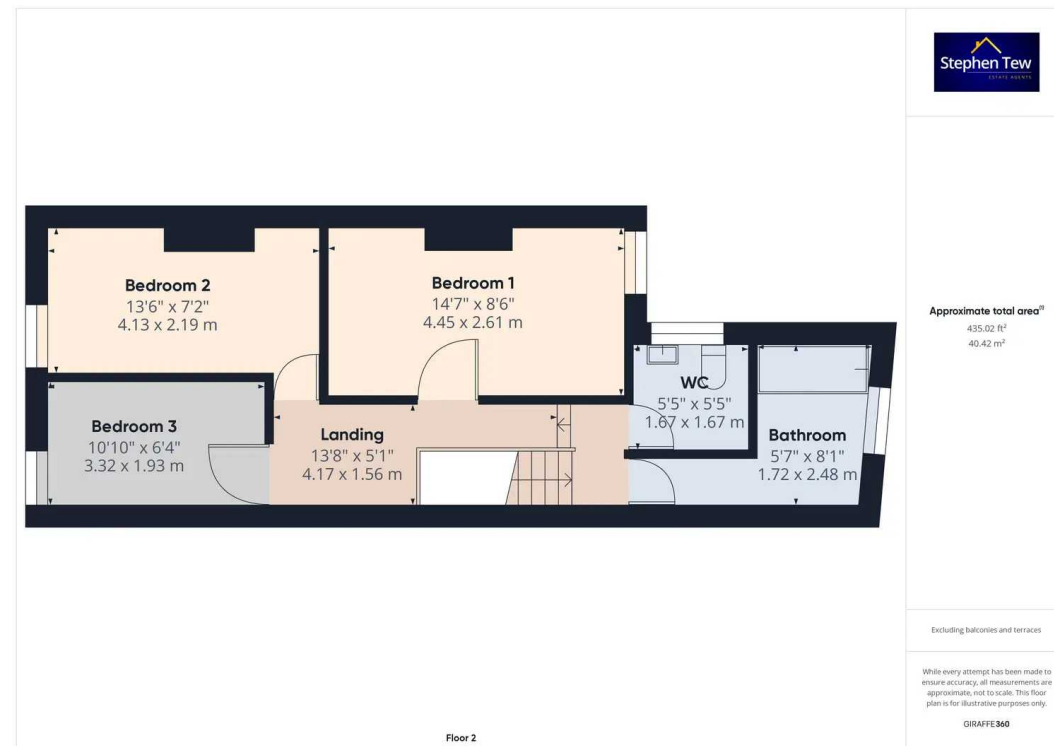
## YARD

With brick outhouse for storage.

## PERMIT

1 Parking Space







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