



Bentinck Avenue, Blackpool

Offers Over **£290,000**

Bentinck Avenue

Blackpool

Nestled within a sought-after residential area, this impressive 3-bedroom detached house offers a blend of style and comfort. The property features two spacious reception rooms, ideal for both relaxation and entertaining. The sunroom is the heart of the home and provides a perfect space for entertaining or relaxation. Upstairs you will find 3 generously sized bedrooms and a modern family bathroom.

Externally, the property offers a well-designed outdoor space with functionality in mind. A low maintenance garden to the front greets you on arrival, complete with a driveway. As you step into the flagged rear garden, a serene ambience envelops, providing a private escape perfect for outdoor dining or leisure. The manageable layout is further enhanced by a side gate and easy access to the garage, adding to the home's overall appeal.

Council Tax band: D

Tenure: Freehold

- 2 Reception Rooms
- Garage
- Off Road Parking
- Popular Residential Area





Entrance vestibule
2' 7" x 3' 1" (0.79m x 0.93m)

Hallway
9' 3" x 6' 7" (2.83m x 2.01m)
Access to storage cupboard and ground floor WC.

GF WC
6' 0" x 4' 2" (1.82m x 1.26m)
Low flush WC, wash basin and plumbing for washing machine.

Lounge
14' 9" x 13' 9" (4.49m x 4.18m)
UPVC double glazed bay window to the front elevation, radiators, gas fire with surround and 2 feature windows.





Kitchen/Diner

12' 0" x 17' 3" (3.66m x 5.26m)

Open plan Kitchen/Diner. Matching range of base and wall units with fitted worktops, integrated electric oven, microwave and four ring hob with extractor hood, dishwasher, stainless steel sink with draining board and mixer tap and freestanding fridge/freezer. UPVC double glazed windows to the side and rear elevations, radiator, laminate flooring and archway leading into the sunroom.





Sunroom

10' 11" x 14' 7" (3.34m x 4.45m)

Leading off from the dining room. UPVC double glazed windows and patio doors leading onto the garden, radiators, laminate flooring.





Landing

7' 6" x 3' 1" (2.29m x 0.95m)

Loft access.

Bedroom 1

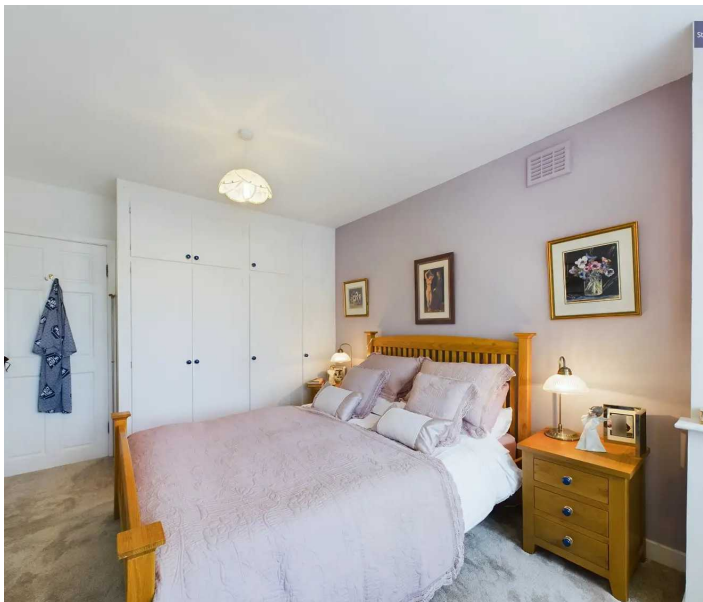
13' 0" x 10' 3" (3.96m x 3.12m)

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

Bedroom 2

15' 2" x 8' 10" (4.63m x 2.70m)

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





Bedroom 3

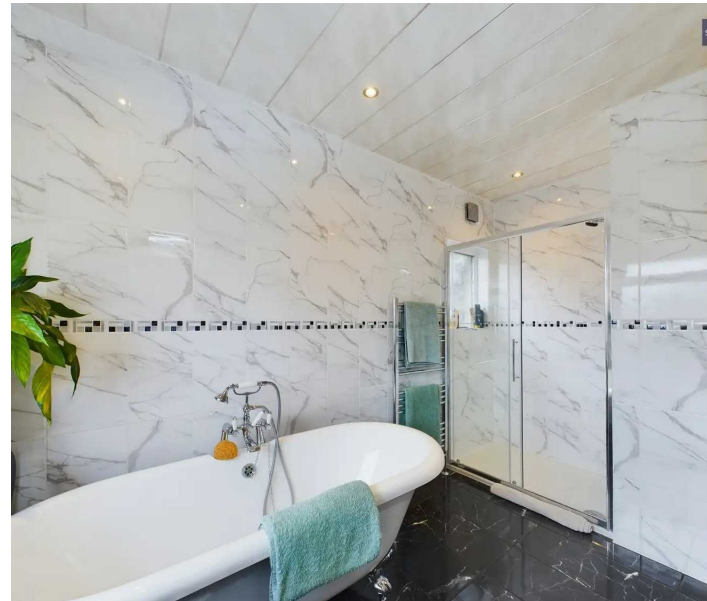
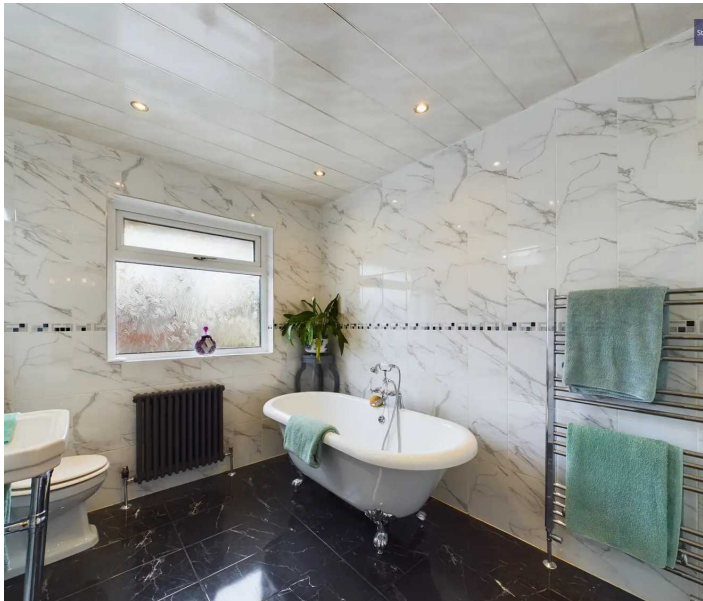
10' 8" x 6' 8" (3.26m x 2.03m)

UPVC double glazed windows to the front and side elevations, radiator.

Bathroom

11' 9" x 7' 11" (3.59m x 2.42m)

Four piece suite comprising of low flush WC, wash basin, freestanding bath with shower attachment and enclosed shower cubicle. Floor to ceiling tiles, flushed ceiling spotlights, radiator, heated towel rail and uPVC double glazed opaque window to the rear elevation.





FRONT GARDEN

Low maintenance garden to the front with driveway.

REAR GARDEN

Low maintenance flagged garden to the rear with side gate and access to the garage.

GARAGE

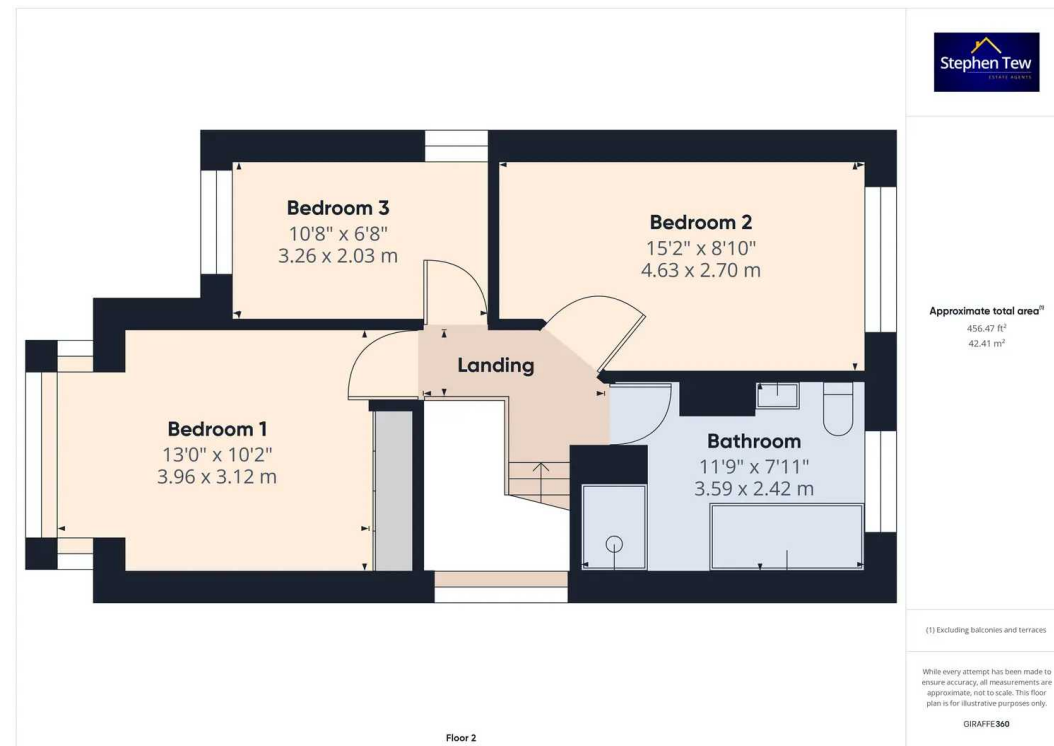
Single Garage

OFF STREET

1 Parking Space

Driveway.







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