



**11 Southbank Avenue, Blackpool**

Blackpool

**£750 PCM**

# 11 Southbank Avenue

Blackpool, Blackpool

Nestled within a quiet residential area, this newly refurbished two-bedroom mid-terraced home offers a wonderful opportunity for those seeking a charming property within a sought-after location.

Upon entering the property, you are greeted by a bright and spacious living room, perfect for relaxing or entertaining guests. The neutral décor throughout the home creates a warm and inviting atmosphere, while the large windows allow natural light to filter in, enhancing the sense of space and tranquillity. The modern kitchen is sure to impress, boasting sleek countertops and ample storage space making meal preparation a breeze.

Upstairs, you will find two generously sized bedrooms, both offering plenty of natural light and fitted wardrobes for storage convenience. The contemporary family bathroom, complete with a stylish suite, adds a touch of luxury to the home and provides the perfect place to unwind after a long day.

This property benefits from gas central heating and double glazing, ensuring year-round comfort and energy efficiency.

This well-maintained two-bedroom mid-terraced property is a rare find in today's market. Perfectly combining modern comfort with a homely charm, this residence offers a fantastic opportunity.

Council Tax band: A

Tenure: Freehold





### **Reception**

13' 8" x 13' 6" (4.16m x 4.11m)

A spacious reception room with bay window and feature gas fireplace.

### **Kitchen**

9' 4" x 13' 5" (2.85m x 4.08m)

Modern fitted kitchen with white gloss units and contrasting black worktops, integrated oven and gas hob with extractor. Overlooking the private rear garden and further benefitting from a breakfast bar.

### **Bedroom 1**

14' 5" x 13' 6" (4.39m x 4.11m)

Generous master bedroom with bay window and feature fireplace.

### **Bedroom 2**

9' 6" x 6' 8" (2.89m x 2.02m)

Second bedroom which is ideally suited as a child's room or home office space.

### **Bathroom**

6' 10" x 6' 5" (2.08m x 1.95m)

Clean and modern fully fitted bathroom suite with shower over bath, glass shower screen and heated towel rail.





### **Reception**

13' 8" x 13' 6" (4.16m x 4.11m)

A spacious reception room with bay window and feature gas fireplace.

### **Kitchen**

9' 4" x 13' 5" (2.85m x 4.08m)

Modern fitted kitchen with white gloss units and contrasting black worktops, integrated oven and gas hob with extractor. Overlooking the private rear garden and further benefitting from a breakfast bar.

### **Bedroom 1**

14' 5" x 13' 6" (4.39m x 4.11m)

Generous master bedroom with bay window and feature fireplace.

### **Bedroom 2**

9' 6" x 6' 8" (2.89m x 2.02m)

Second bedroom which is ideally suited as a child's room or home office space.

### **Bathroom**

6' 10" x 6' 5" (2.08m x 1.95m)

Clean and modern fully fitted bathroom suite with shower over bath, glass shower screen and heated towel rail.



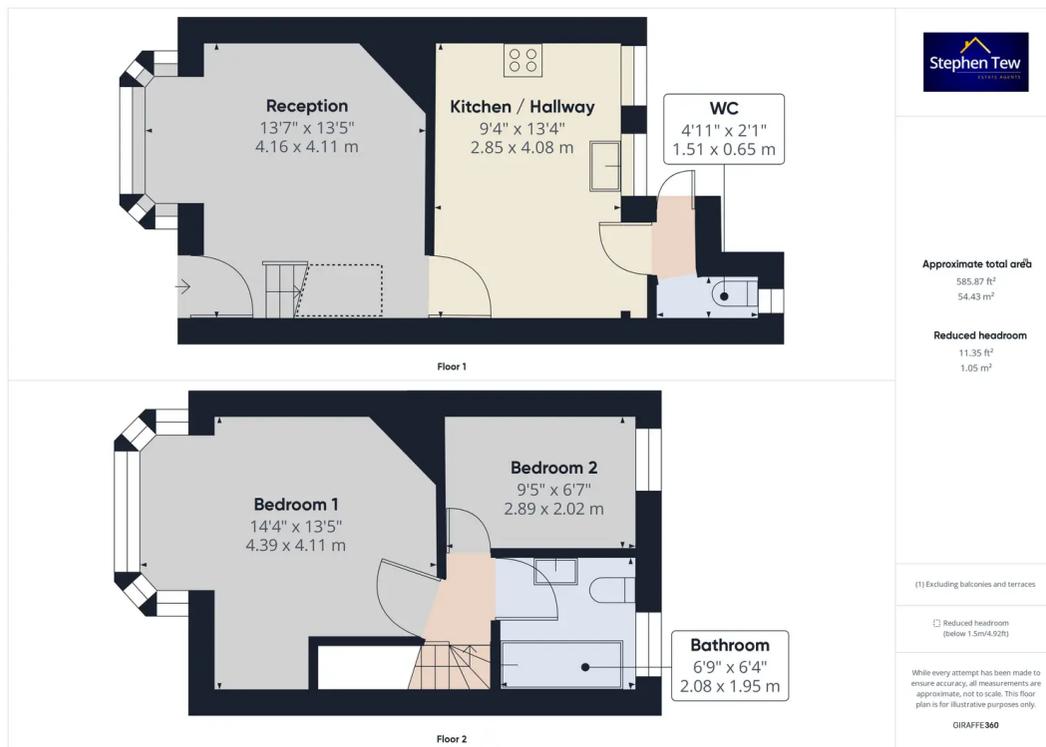




REAR GARDEN

ON STREET







## Stephen Tew Estate Agents

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

01253 401111

[info@stephentew.co.uk](mailto:info@stephentew.co.uk)

[www.stephentew.co.uk](http://www.stephentew.co.uk)

