



**Stadium Avenue, Blackpool**

**Offers Over £170,000**

# Stadium Avenue

## Blackpool

This charming 3-bedroom semi-detached house, nestled in a cul-de-sac within a sought-after residential area, offers a welcoming retreat for prospective homeowners. The property boasts a well-designed layout, comprising a hallway, lounge, kitchen equipped with integrated electric oven and hob, dining area, and living room providing ample living and entertaining space. Ascending to the first floor via the landing, you will find three generously proportioned bedrooms and a tastefully appointed 3-piece suite bathroom.

Step outside to discover a delightful enclosed garden at the rear, featuring low-maintenance artificial grass and offering a perfect sanctuary for outdoor relaxation and al fresco dining. The property also benefits from access to a garage, providing additional storage space, and off road parking further enhancing the appeal of this inviting home.

Council Tax band: C

Tenure: Freehold

- Hallway, Lounge, Kitchen with integrated electric oven and hob, Dining Room, Living Room
- Landing, 3 Bedrooms, 3 Piece Suite Bathroom
- Off Road Parking
- Quiet cul-de-sac in popular residential area





#### Hallway

10' 2" x 5' 5" (3.10m x 1.65m)

#### Lounge

15' 1" x 11' 3" (4.60m x 3.42m)

#### Kitchen

10' 6" x 8' 6" (3.20m x 2.58m)

#### Dining Room

10' 7" x 8' 2" (3.22m x 2.50m)

#### Living Room

9' 5" x 8' 5" (2.88m x 2.57m)

#### Landing

7' 8" x 3' 0" (2.34m x 0.91m)

#### Bedroom 1

14' 8" x 10' 5" (4.48m x 3.17m)

#### Bedroom 2

11' 5" x 10' 6" (3.48m x 3.20m)

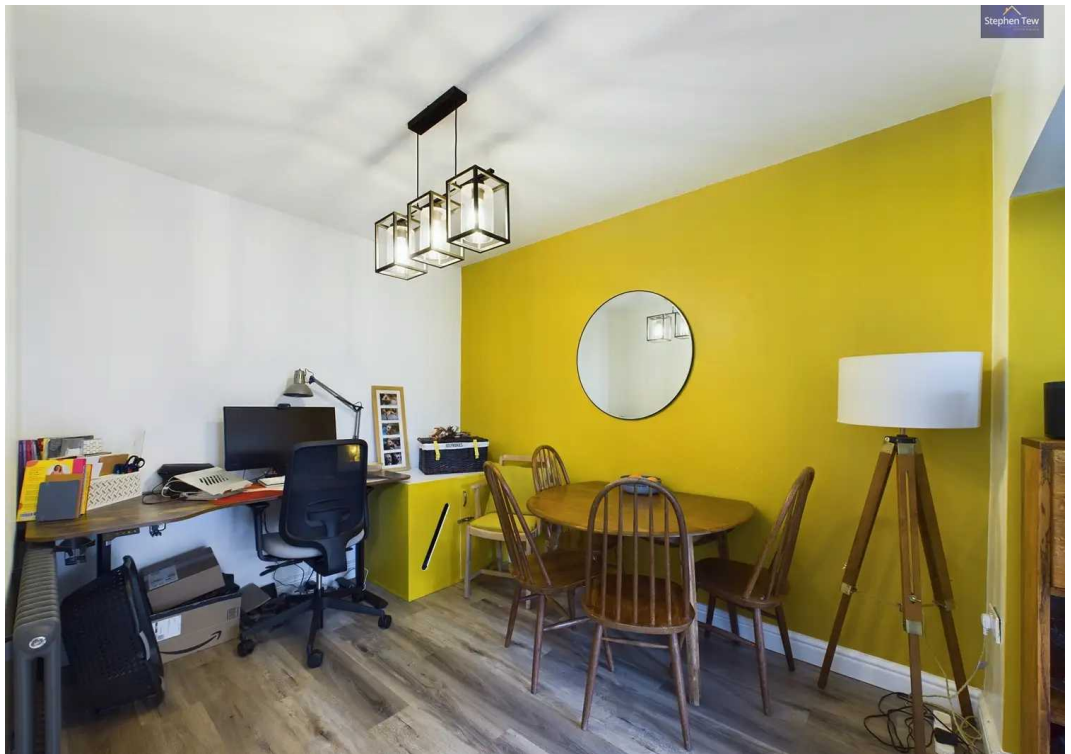
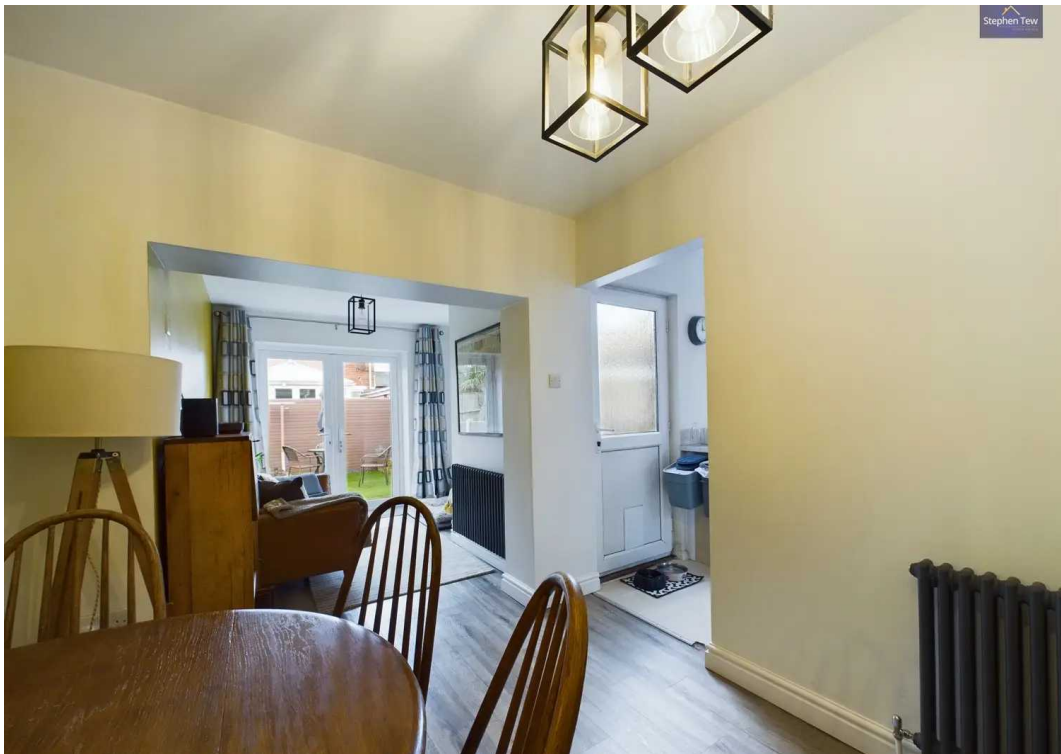
#### Bedroom 3

9' 9" x 6' 3" (2.98m x 1.90m)

#### Bathroom

8' 0" x 6' 2" (2.43m x 1.88m)









**FRONT GARDEN**

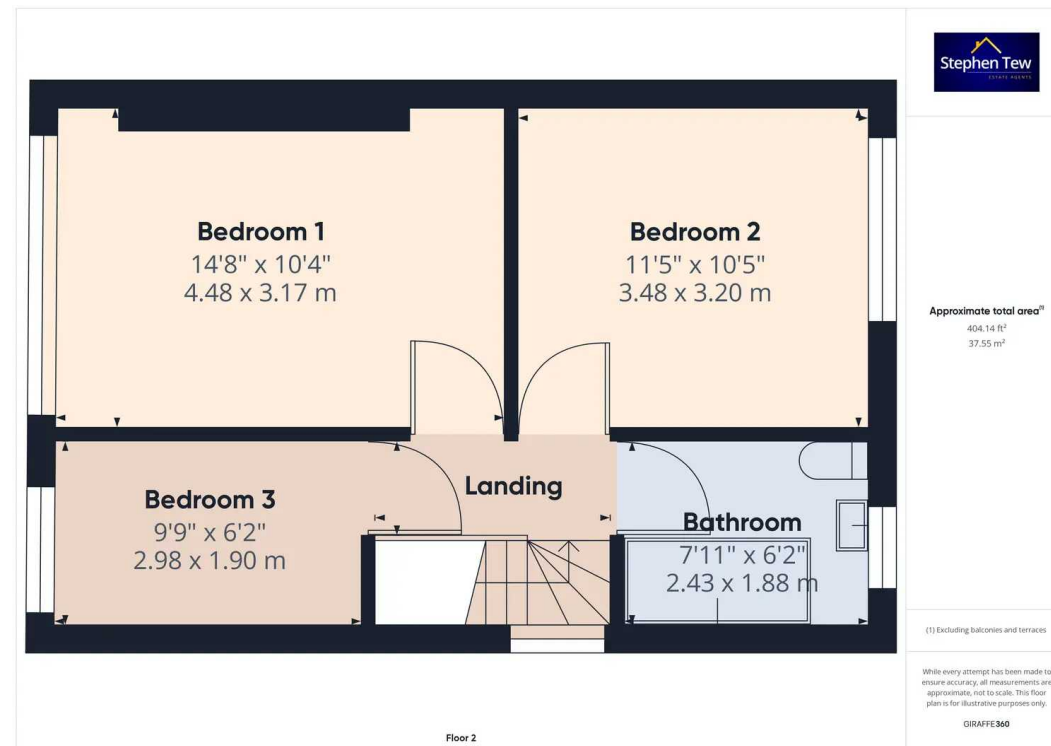
**REAR GARDEN**

Enclosed garden to the rear with artificial grass and access to the garage.

**DRIVEWAY**

1 Parking Space







## Stephen Tew Estate Agents

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