



Kidbrooke Avenue, Blackpool

Offers Over **£250,000**

Kidbrooke Avenue

Blackpool

Nestled in a sought-after residential area in a quiet cul-de-sac, this impressive 3-bedroom detached house boasts a wealth of features. The loft is fully boarded and easily accessible via a pull-down ladder, offering valuable additional storage space. The interior of the property comprises an entrance vestibule, hallway, ground floor WC, open plan lounge/diner, conservatory, and a well-appointed kitchen. Upstairs, you will find three spacious double bedrooms and a 4-piece suite family bathroom. The boiler, located in the kitchen, is only 1.5 years old with 3.5 years remaining on the warranty, ensuring comfort and peace of mind for years to come.

Step outside and discover the delightful outside space that complements this property. Situated on a generous wrap-around corner plot, the garden was expertly landscaped just 2 years ago and features Indian paving, lush lawn, charming flower borders, and a thriving Victoria plum tree. The layout includes seamless access to the double garage and storage shed, while side gate access leads to the front and rear gate access, providing both convenience and security. The double garage is a standout feature, equipped with an electric up and over door, power, and electricity, offering ample space for parking, storage, or even a workshop. This property truly offers a harmonious blend of indoor comfort and outdoor serenity, making it a must-see for those seeking a peaceful and well-equipped family home.

Council Tax band: D Tenure: Freehold

- Quiet Residential cul-de-sac
- Entrance vestibule, Hallway, GF WC, Open Plan Lounge/Diner, Conservatory, Kitchen
- Landing, 3 Double Bedrooms, 4 Piece Suite Bathroom
- Rear garden landscaped 2 years ago
- Double garage with electric up and over door, electricity and power supply. Driveway to the front.
- Wooden shed for storage with power and electricity





Entrance vestibule
2' 11" x 6' 3" (0.88m x 1.90m)

Hallway
15' 9" x 3' 7" (4.79m x 1.10m)

Lounge/Dining Room
29' 1" x 13' 5" (8.86m x 4.10m)

Conservatory
7' 3" x 8' 6" (2.20m x 2.59m)

Kitchen
11' 4" x 9' 11" (3.46m x 3.03m)

GF WC
4' 6" x 3' 10" (1.38m x 1.17m)

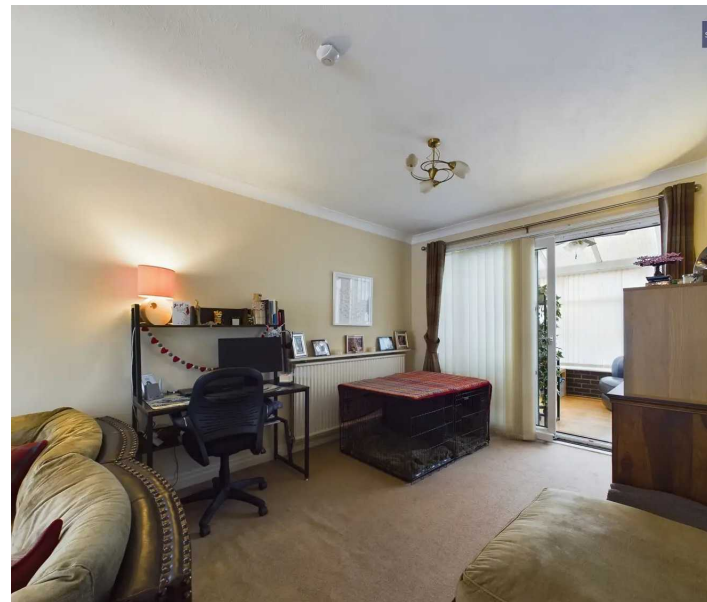
Landing
10' 10" x 2' 9" (3.30m x 0.83m)

Bedroom 1
15' 0" x 10' 3" (4.57m x 3.12m)

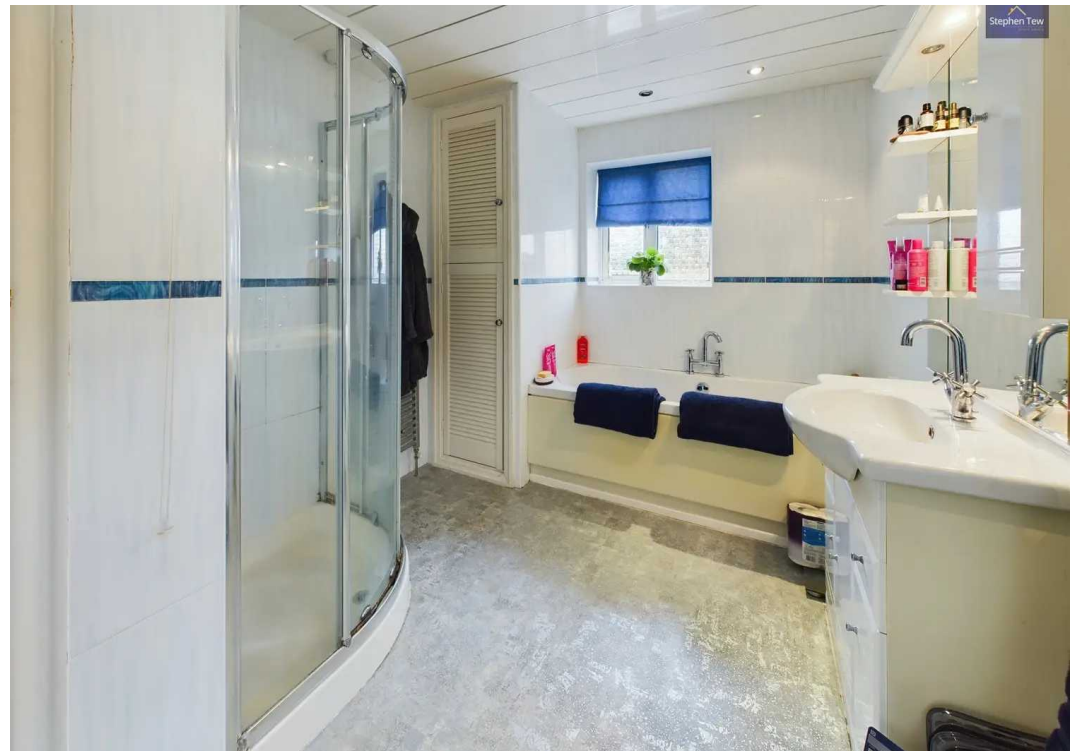
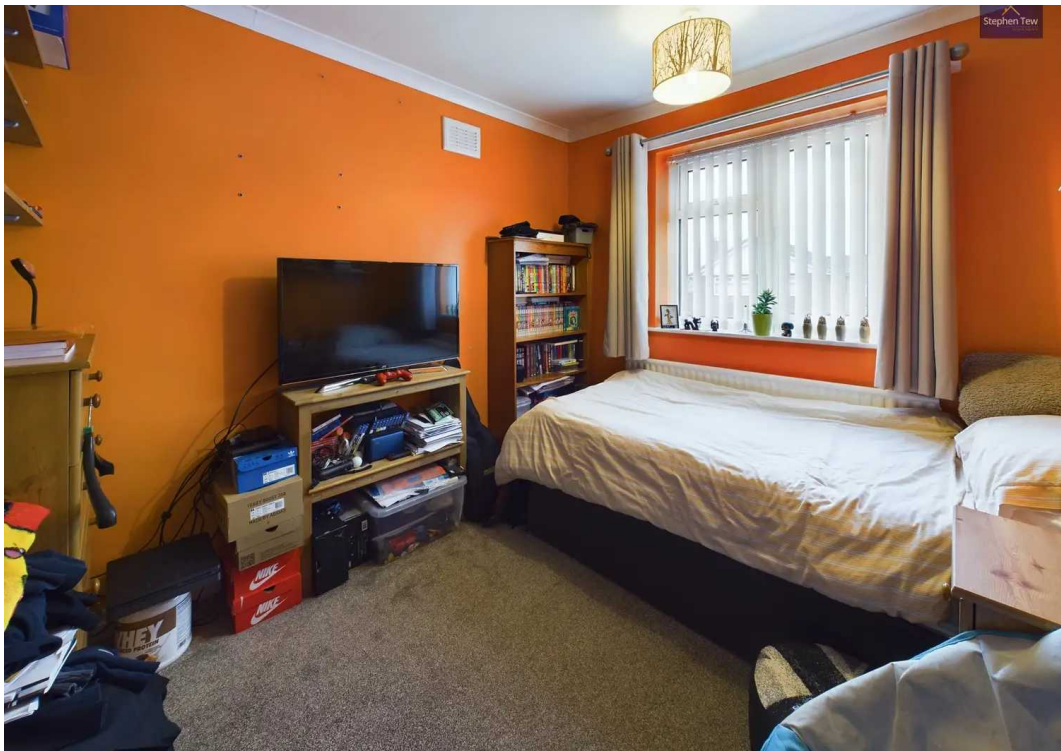
Bedroom 2
14' 1" x 12' 0" (4.28m x 3.66m)

Bedroom 3
9' 7" x 8' 3" (2.92m x 2.51m)

Bathroom
11' 3" x 8' 1" (3.44m x 2.47m)









FRONT GARDEN

Laid to lawn and driveway

GARDEN

Wrap around corner plot garden, landscaped 2 years ago with Indian paving, laid to lawn, flower borders and Victoria plum tree. Access to the double garage and storage shed, side gate access to the front and rear gate access.

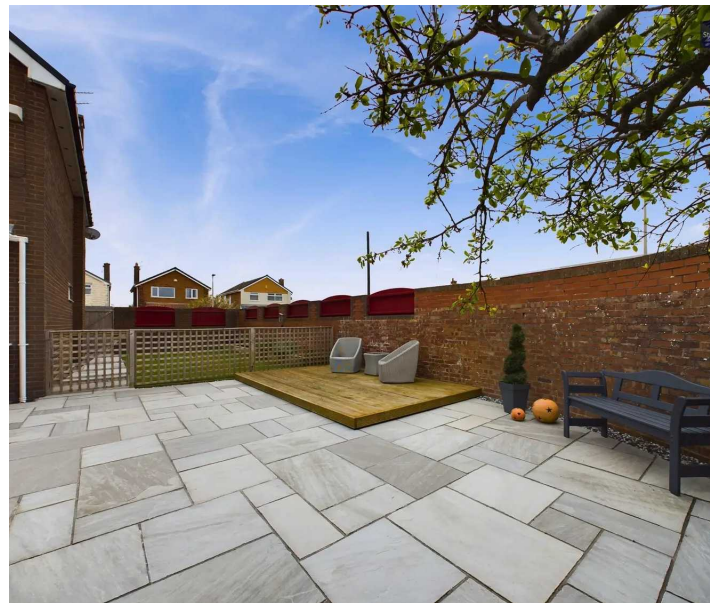
DOUBLE GARAGE

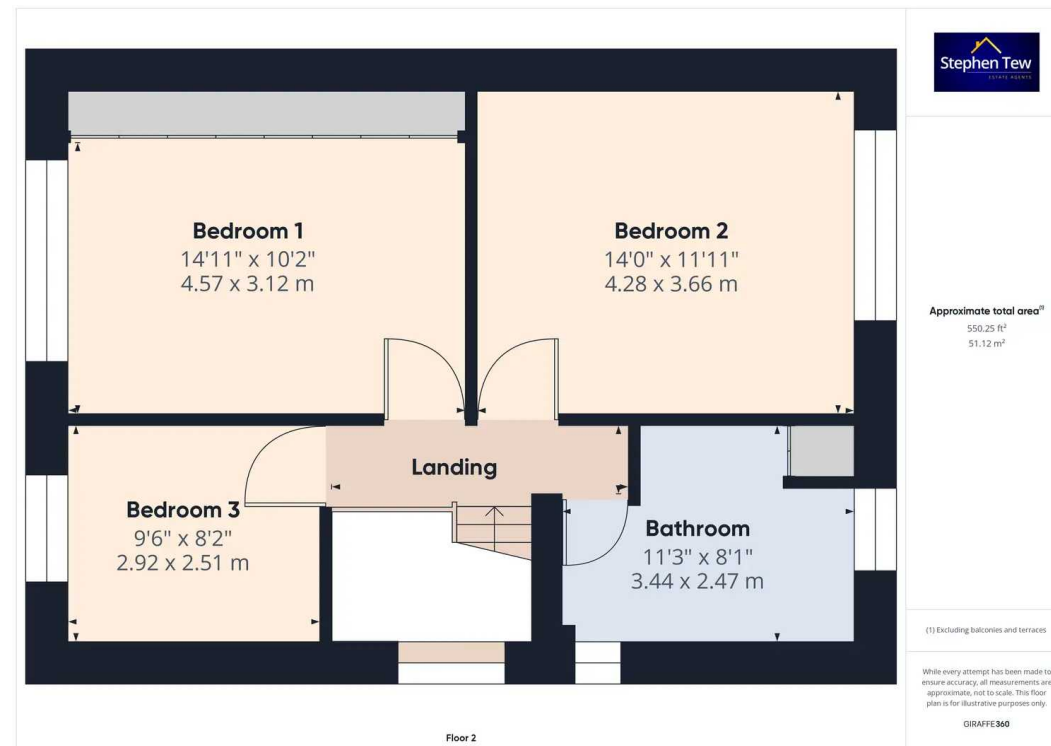
2 Parking Spaces

With electric up and over door, power and electricity

DRIVEWAY

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

