



Stephen Tew

ESTATE AGENTS



Colville Avenue, Blackpool

Offers in Region of £160,000

# Colville Avenue

## Blackpool

An excellent opportunity to acquire this well-presented 3 Bedroom Semi-Detached House, with the added benefit of being offered with no onward chain. The property comprises a welcoming hallway, lounge, and an open plan dining room/kitchen featuring a multi-fuel burner and patio doors that lead out to the garden. Upstairs, there is a landing leading to 3 bedrooms, two of which boast fitted wardrobes, and a 3-piece suite bathroom. Situated in a desirable location, this home is conveniently close to local schools, shops, and amenities. Additionally, the property features a recently installed boiler with a 2-year warranty remaining, and a fully boarded loft with pull-down ladders.

Outside, the property boasts an attractive enclosed south facing garden to the rear, complete with a paved area, laid to lawn, and a brick shed providing valuable storage space. The outdoor space offers an ideal setting for relaxation and outdoor dining, providing a private retreat within this desirable residential area.

Council Tax band: B

Tenure: Freehold

- No Onward Chain
- Hallway, Lounge, open plan Dining Room/Kitchen with multi-fuel burner and patio doors leading out to the garden
- Landing, 3 Bedrooms, 2 with fitted wardrobes, 3 piece suite Bathroom
- Close to local schools, shops and amenities
- Boiler is 3 years old, 2 years warranty remaining
- Loft is fully boarded with pull down ladders



**Hallway**

15' 4" x 5' 11" (4.67m x 1.80m)

**Lounge**

12' 6" x 10' 11" (3.82m x 3.34m)

**Dining Room**

12' 10" x 10' 6" (3.91m x 3.19m)

**Kitchen**

8' 11" x 7' 1" (2.73m x 2.16m)

**Landing**

10' 7" x 6' 6" (3.22m x 1.98m)

**Bedroom 1**

12' 7" x 8' 6" (3.83m x 2.60m)

**Bedroom 2**

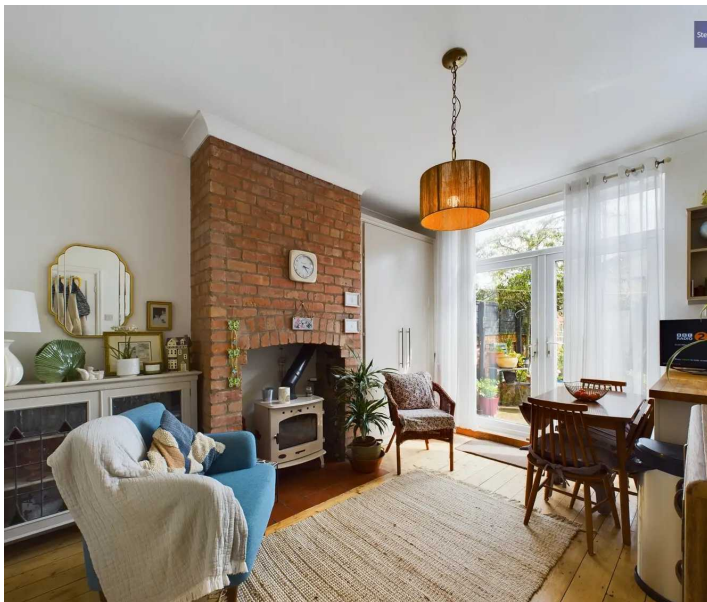
12' 10" x 10' 11" (3.92m x 3.33m)

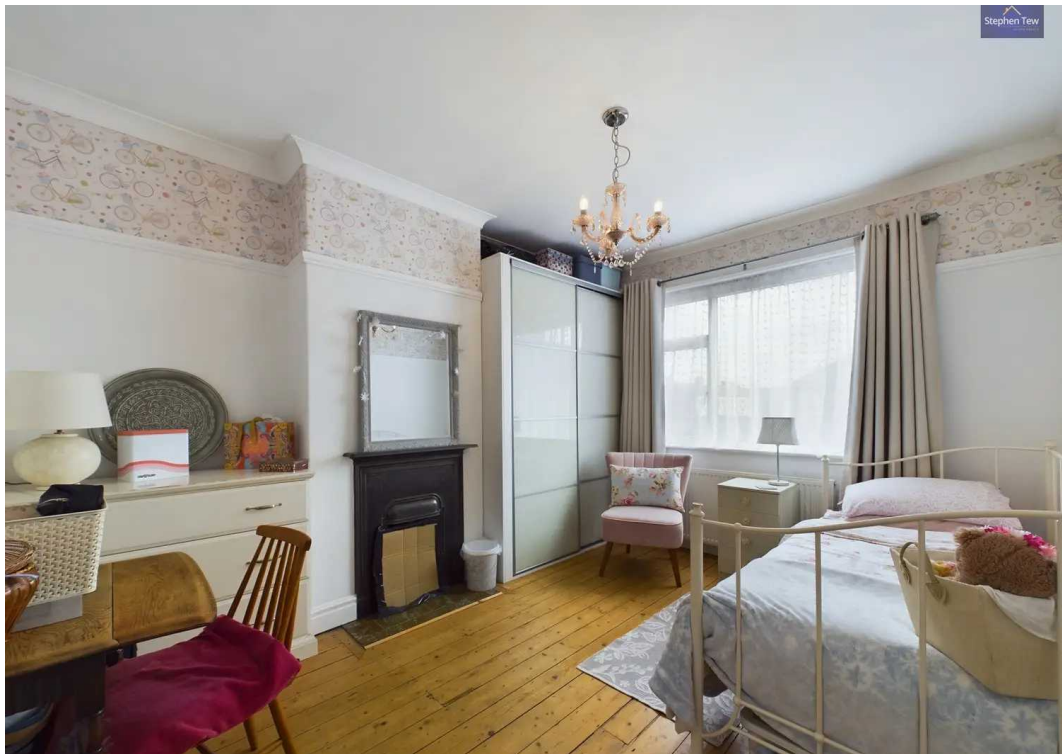
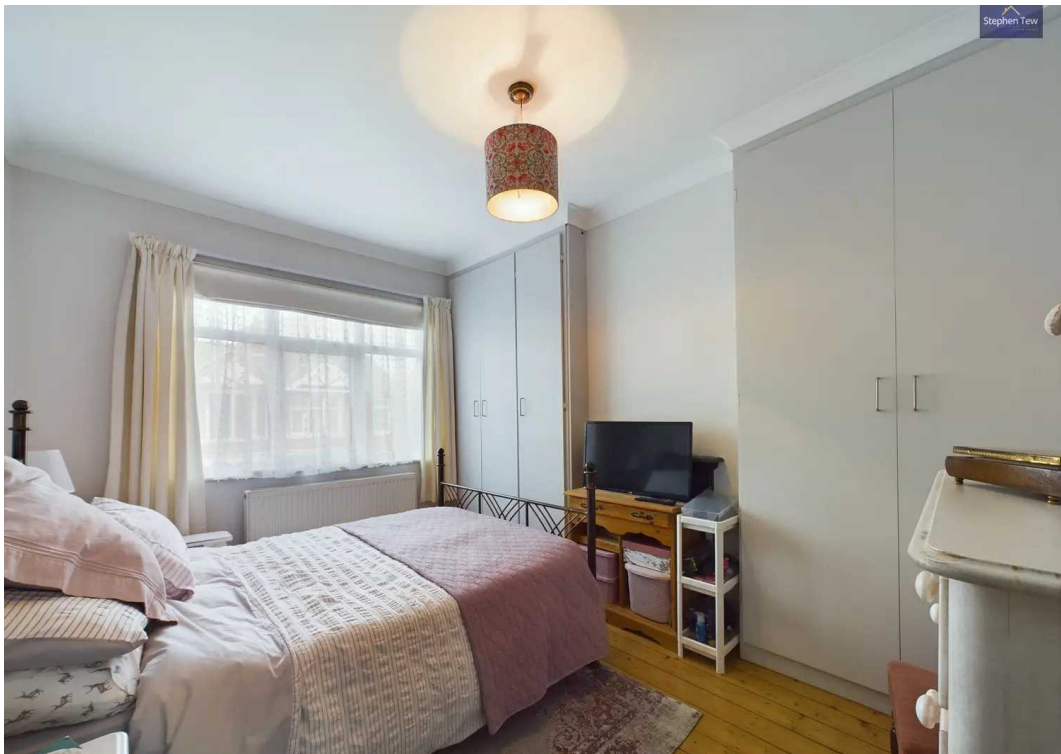
**Bedroom 3**

7' 4" x 6' 10" (2.24m x 2.08m)

**Bathroom**

6' 0" x 6' 6" (1.82m x 1.99m)







**FRONT GARDEN**

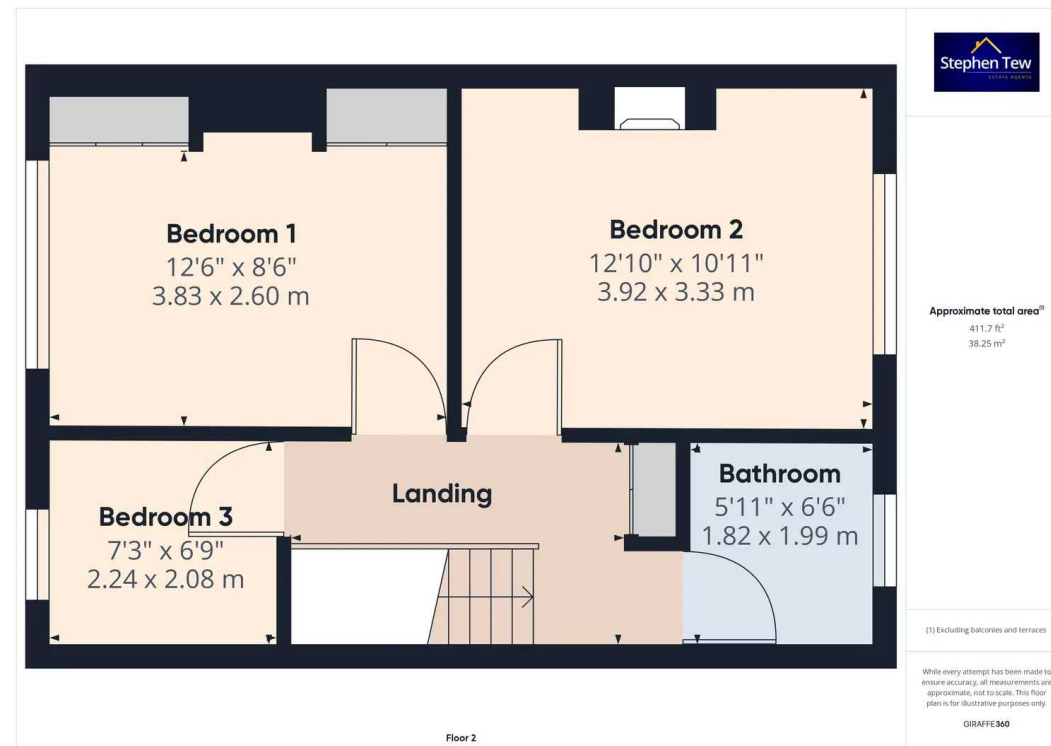
**REAR GARDEN**

Enclosed garden to the rear with paved area, laid to lawn and brick shed for storage

**ON STREET**

1 Parking Space







## Stephen Tew Estate Agents

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