



**1 Stamford Avenue, Blackpool**

Blackpool

Offers Over **£125,000**



# 1 Stamford Avenue

Blackpool, Blackpool

This three-bedroom end of terrace house is ideally situated in Blackpool, offering convenient access to local amenities, transport links, and reputable schools. Upon entry, you are welcomed into a comfortable lounge that flows seamlessly into the spacious living and dining area. The integrated kitchen, which is positioned at the rear of the property, provides direct access to the west-facing yard. The ground floor layout is both practical and sociable, making it suitable for a range of lifestyles. Upstairs, the landing leads to the master bedroom at the front of the property, along with two additional bedrooms and a family bathroom. The property is currently tenanted and will be sold with the tenant in situ (an attractive investment opportunity), generating a monthly rental income of £870. Please note that the property requires some renovation work, presenting a chance for investors to add value.

The west-facing yard is a notable feature, offering outdoor space that is both functional and private. The yard includes a dedicated storage area, ideal for keeping outdoor equipment or bicycles secure. There is also an outdoor WC, providing added convenience for residents and guests. The end of terrace position ensures additional privacy and the opportunity to enjoy the outdoor area with minimal disturbance. The property is located in a residential area with good access to local parks and green spaces, further enhancing the appeal of the outside space. With some thoughtful updates, the yard could be transformed into a charming and low-maintenance garden, adding further value to this promising investment property.

Council Tax band: B

Tenure: Freehold

- 3 Bedroom End of Terrace House in Blackpool close to Local Amenities, Transport Links and Local Schools
- Upon Entry you are welcomed into the Lounge leading to the Living/Dining Room with an integrated Kitchen that leads onto the West Facing Yard which also houses a storage space and outdoor WC
- The stairs lead to the Landing and the Master Bedroom at the front of the property and the additional two Bedrooms and the Family Bathroom
- The Property is currently tenanted and will be sold with the tenant in situ so this is an investment opportunity and currently brings in a monthly amount







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### Living Room

15' 1" x 13' 2" (4.61m x 4.02m)

### Living/Dining Room

13' 1" x 13' 1" (4.00m x 4.00m)

### Kitchen

21' 0" x 7' 7" (6.41m x 2.30m)

### Landing

1' 3" x 2' 8" (0.39m x 0.81m)

### Hallway

22' 0" x 2' 7" (6.70m x 0.79m)

### Bedroom 1

12' 5" x 13' 1" (3.78m x 4.00m)

### Bedroom 2

13' 3" x 9' 1" (4.04m x 2.76m)

### Bathroom

9' 1" x 4' 9" (2.76m x 1.44m)

### Bedroom 3

11' 5" x 7' 10" (3.47m x 2.39m)

### WC

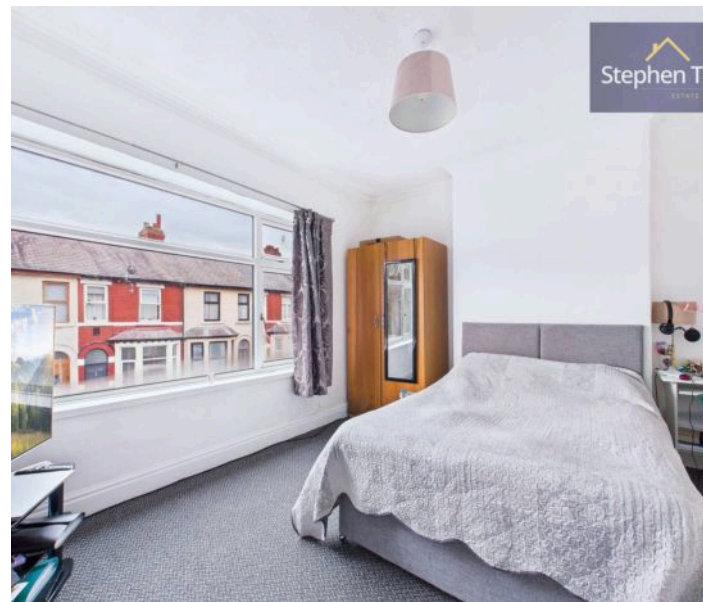
2' 11" x 6' 6" (0.89m x 1.99m)

### Storage

5' 8" x 6' 7" (1.73m x 2.00m)



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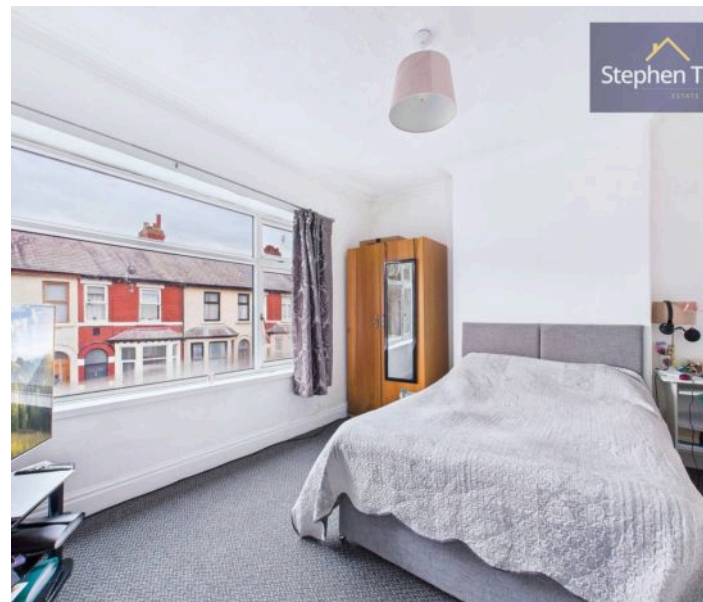
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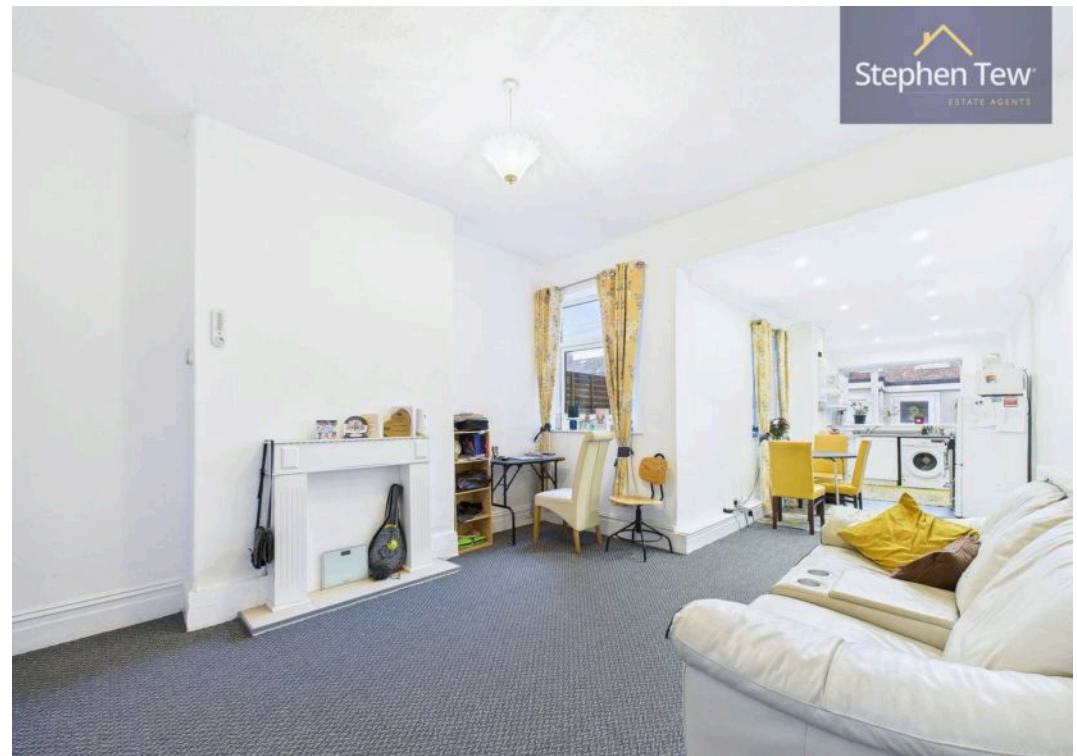
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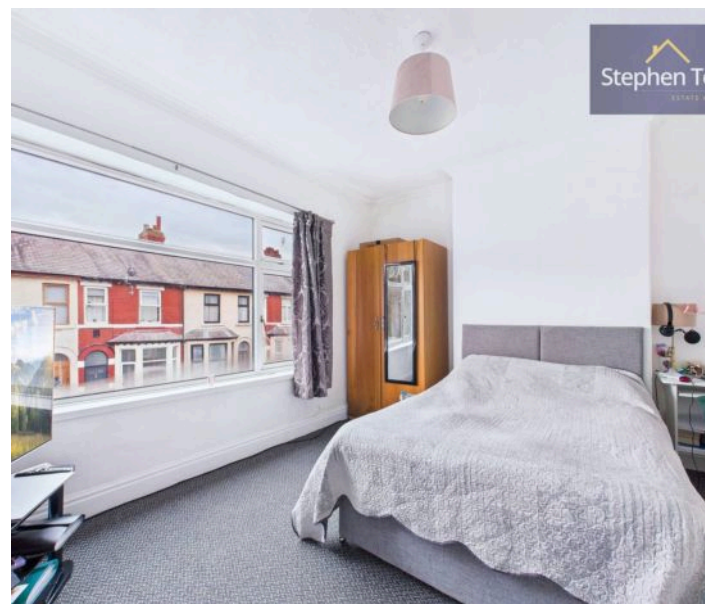
GARDEN

ON STREET

OFF STREET



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Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2



Approximate total area<sup>2</sup>  
1109 ft<sup>2</sup>  
103.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
— Below 5 ft 3 in

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

DRAFT 360



Floor 1 Building 1



Approximate total area<sup>2</sup>  
567 ft<sup>2</sup>  
52.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

DRAFT 360







## 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)

