



47 Stonyhill Avenue, Blackpool

Blackpool

Offers Over £250,000

47 Stonyhill Avenue

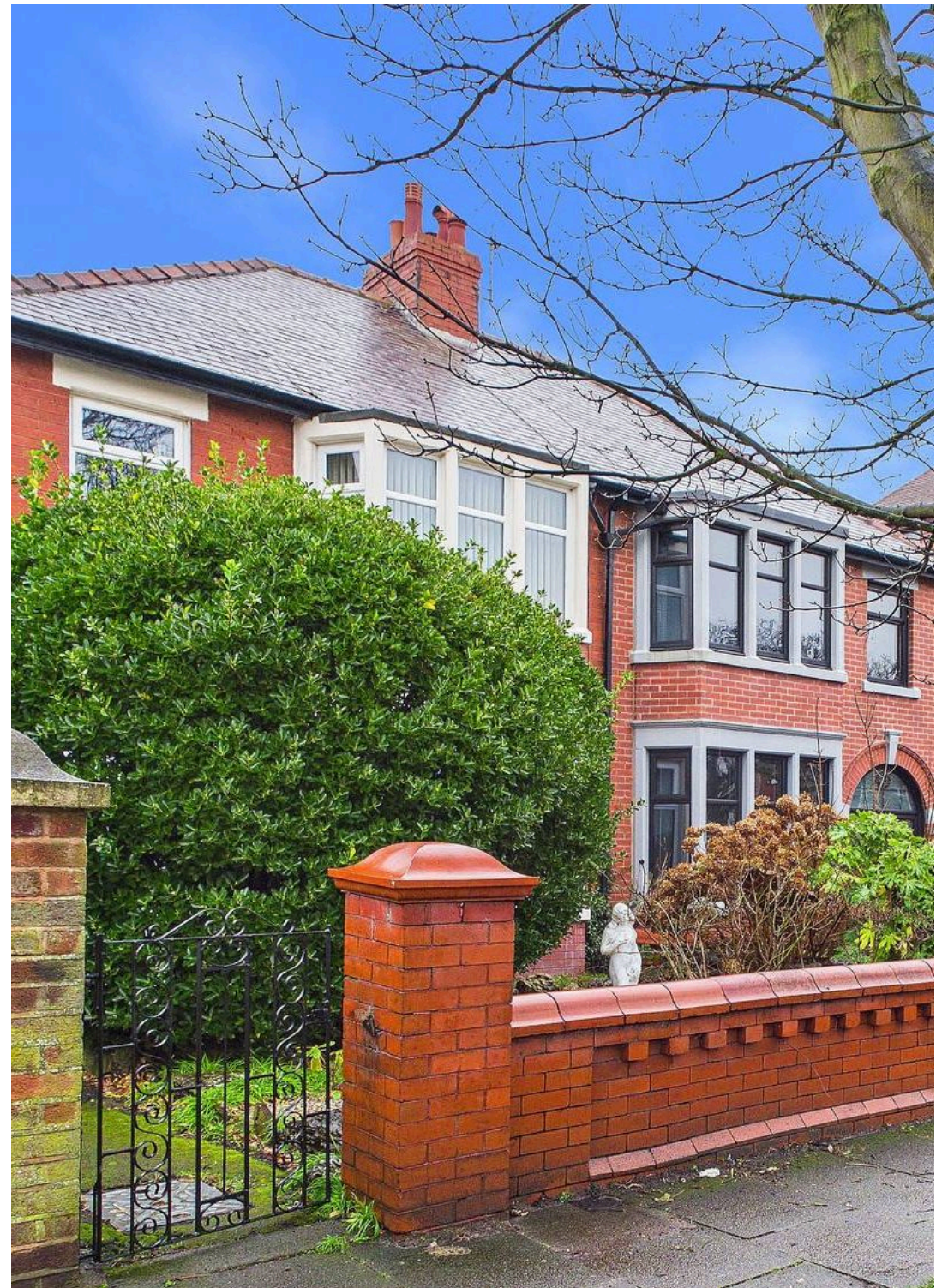
Blackpool, Blackpool

This beautifully presented three bedroom semi detached house is situated in a highly desirable location, offering convenient access to Blackpool Promenade, a variety of local amenities, excellent transport links and well-regarded schools. Upon entering the property, an entrance vestibule welcomes you into a spacious hallway that leads to the inviting lounge, a versatile bedroom or additional living room, a downstairs WC thoughtfully positioned under the stairs, a separate dining room and a modern kitchen. The home is tastefully decorated throughout, creating a warm and contemporary atmosphere that is ready for immediate occupancy. Upstairs, the landing provides access to the master bedroom, two further well-proportioned bedrooms, a separate WC and a stylish family bathroom. The property is offered as a freehold with no onward chain, making it an attractive option for those seeking a straightforward purchase in a sought-after area. The layout is ideal for families or professionals alike, with flexible living spaces that can be adapted to suit individual needs. With its excellent location close to the seafront and all essential services, this home represents a fantastic opportunity to acquire a spacious and well-maintained property in one of Blackpool's most popular residential areas. Early viewing is highly recommended to fully appreciate the quality and potential of this delightful home.

Council Tax band: D

Tenure: Freehold

- 3 Bedroom Semi Detached House in a Desireable Location in close proximity to Blackpool Promenade, Local Amenities, Trasnpourt Links and Schools
- Entrance Vestibule leads to the welcoming Hallway leading to the Lounge, Bedroom/Living Room, Downstairs WC under the stairs, Dining Room and Kitchen
- Landing leads to the Master Bedroom, 2 Additional Bedrooms, Seperate WC and the Family Bathroom
- Tastefully Decorated Throughout
- Spacious East Facing Rear Garden with Decking and a Shed
- Freehold Property with No Onward Chain





Entrance Vestibule

2' 10" x 7' 1" (0.86m x 2.15m)

Hallway

13' 0" x 4' 4" (3.96m x 1.31m)

Lounge

15' 4" x 12' 4" (4.67m x 3.75m)

Bedroom 1/Living Room

15' 0" x 11' 7" (4.58m x 3.52m)

WC

3' 5" x 2' 7" (1.05m x 0.78m)

Dining Room

9' 6" x 7' 10" (2.89m x 2.40m)

Kitchen

9' 4" x 9' 0" (2.84m x 2.74m)

Landing

12' 2" x 4' 0" (3.70m x 1.23m)

Bedroom 2

15' 2" x 10' 8" (4.62m x 3.26m)

Bedroom 3

12' 11" x 9' 11" (3.93m x 3.01m)

Bedroom 4

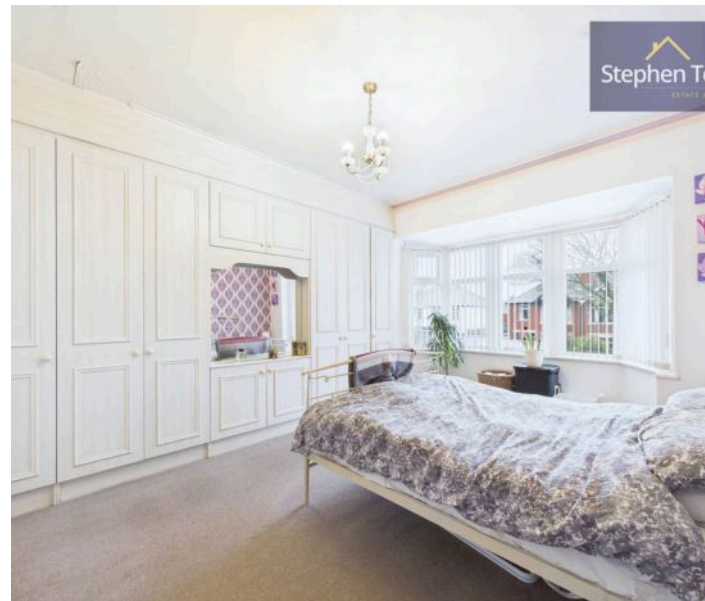
7' 1" x 7' 1" (2.15m x 2.15m)

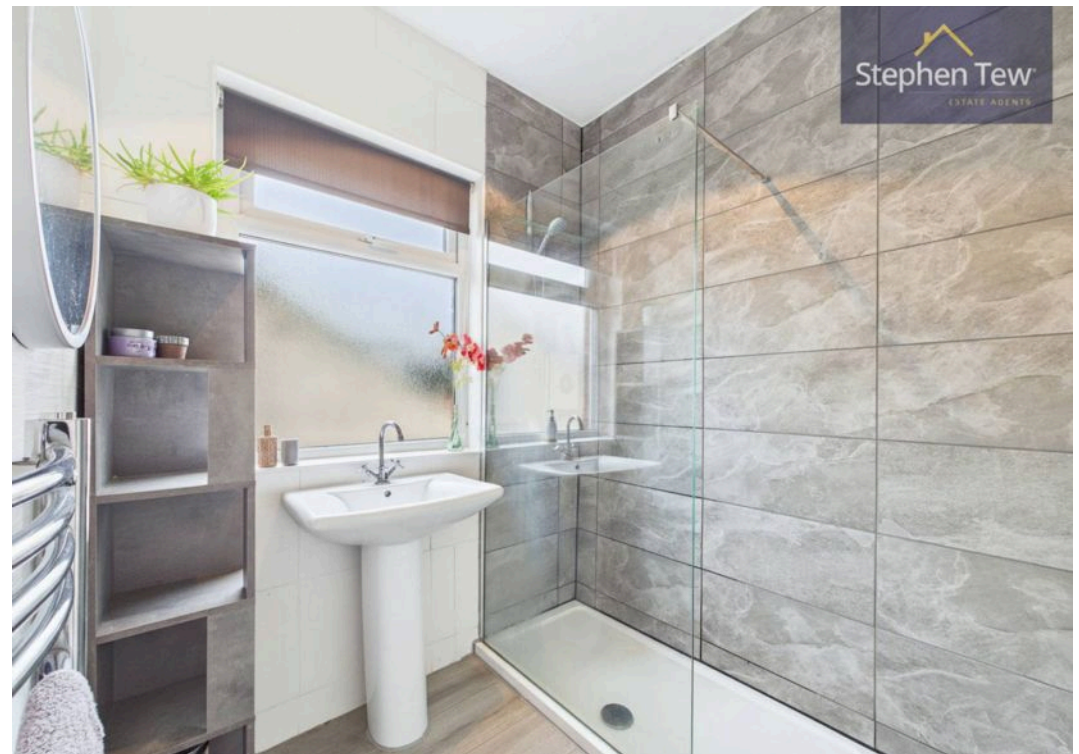
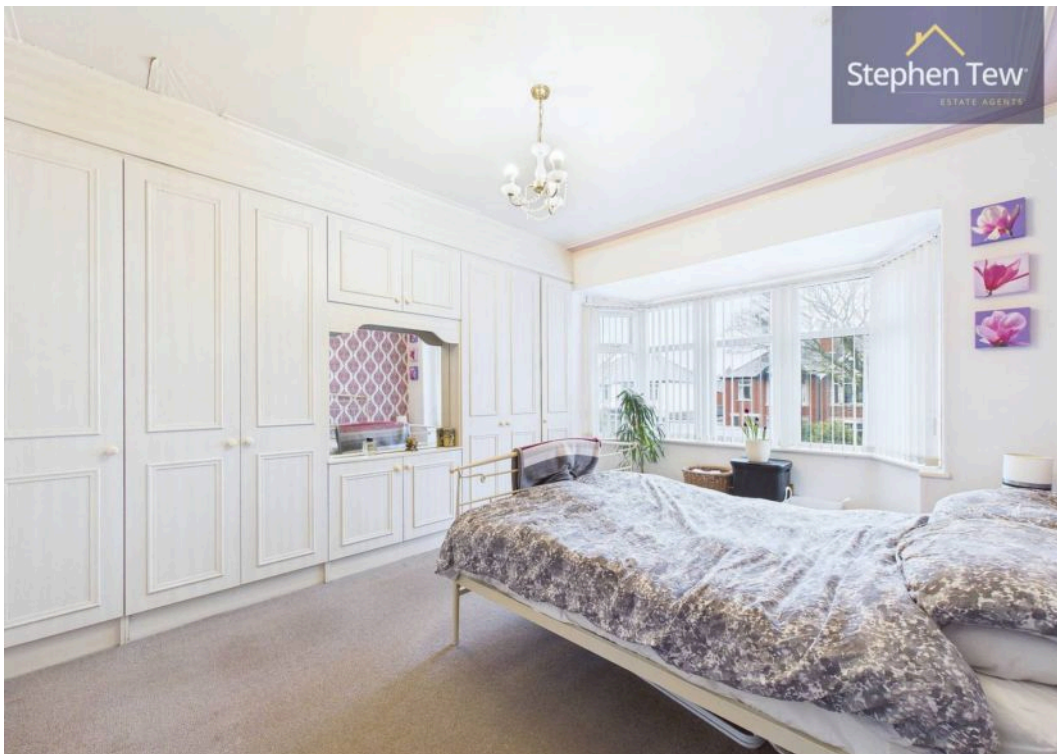
WC

2' 11" x 4' 11" (0.89m x 1.49m)

Bathroom

6' 3" x 6' 4" (1.90m x 1.94m)



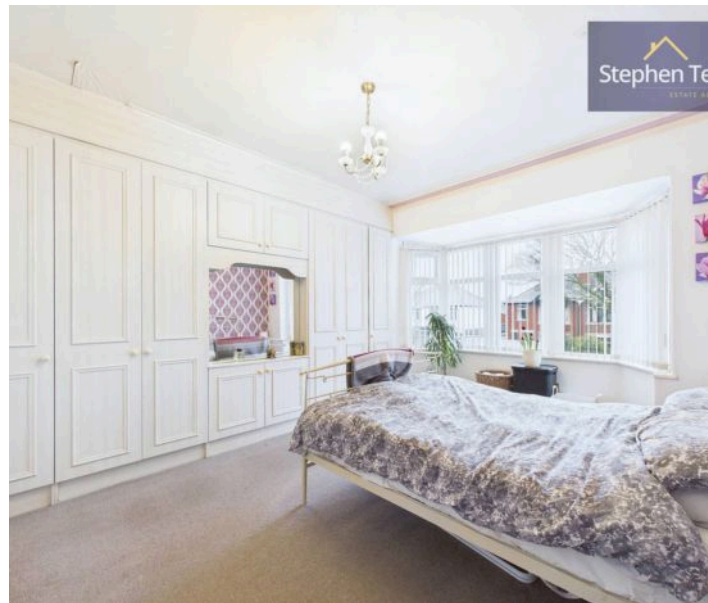




GARDEN

ON STREET

1 Parking Space





Floor 1



Floor 2



Approximate total area⁽¹⁾

1092 ft²

101.5 m²

Reduced headroom

2 ft²

0.2 m²

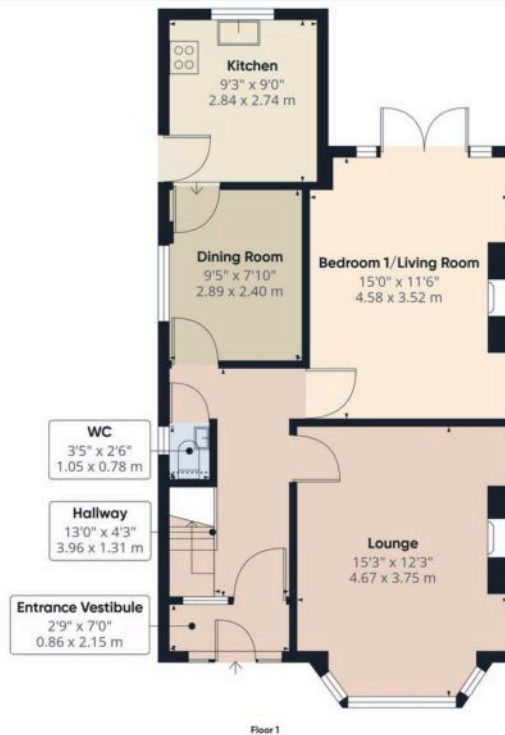
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

DISAFL 360



Floor 1



Approximate total area⁽¹⁾

614 ft²

57 m²

Reduced headroom

2 ft²

0.2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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DISAFL 360



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