



Thursfield Avenue , Blackpool, FY4 4AH

Price: £140,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

- Two Double Bedrooms Plus Separate Study/Office
- Separate Front Lounge With Dining Area
- Modern Kitchen With Wall And Base Units
- French Doors Leading To Rear Garden
- Modern Four-Piece Bathroom Suite
- Gardens To Front And Rear
- Close To Schools, Supermarkets, And Amenities
- Council Tax Band - B

Thursfield Avenue , Blackpool

INTRODUCTION

This well-presented two-bedroom end-terrace home, complete with a separate study/office, offers flexible and well-balanced accommodation, making it an ideal choice for first-time buyers, small families, or those looking to downsize.

The property is accessed via the front entrance, leading into a separate front lounge which provides a comfortable and welcoming living space. To the rear of the property is a dining area which flows seamlessly into the kitchen, creating a practical and sociable layout. The modern kitchen is fitted with a range of contemporary wall and base units, offering ample storage and worktop space. French doors from the dining area open directly onto the rear garden, allowing plenty of natural light and providing excellent access for outdoor entertaining.

The first floor offers two well-proportioned double bedrooms, both providing comfortable accommodation, along with a separate office or study room which is ideal for home working or additional storage. Completing the first floor is a modern four-piece bathroom suite, finished to a contemporary standard.

Externally, the property benefits from gardens to both the front and rear, offering outdoor space for relaxation and enjoyment. The rear garden is ideal for entertaining or low-maintenance use.

Situated in a convenient residential location, the property is close to local schools, supermarkets, and a range of everyday amenities, making it a practical and desirable home. Early viewing is recommended to appreciate the space and versatility on offer.

TENURE

The property is **Freehold**

COUNCIL TAX

Band "B"



Thursfield Avenue, Blackpool

PLEASE NOTE

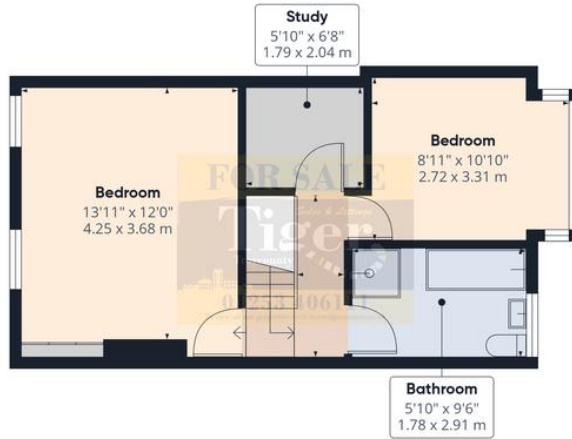
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hursfield Avenue, Blackpool



Ground Floor



Floor 1

Approximate total area⁽¹⁾
826 ft²
76.8 m²

(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.

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