



10 Napier Avenue, South Shore,
Blackpool, FY4 1PA

£340,000

***** A TRULY EXCEPTIONAL OPPORTUNITY *****

This semi-detached house has undergone one of the most comprehensive and thoughtful CONTEMPORARY refurbishments we have seen.... MODERN LIVING within literally a stone's throw of the PROMENADE.

The accommodation briefly comprises; SIX DOUBLE bedrooms, where one is to the ground floor, with an En-suite and could easily provide accommodation for a dependant relative. There are SIX bathrooms, where the MASTER bathroom is AMAZING. The living area accommodates THREE reception areas around the central hub of the BEAUTIFUL fitted kitchen with large ISLAND.

The fixtures and fittings throughout this beautiful home are as amazing as they are varied in design.

DO NOT HESITATE on this super opportunity !

- TRULY OUTSTANDING family residence
- SIX DOUBLE bedrooms
- LARGE living room
- Lounge Area

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- Dining Area
- STUNNING Kitchen with ISLAND
- DEPENDANT RELATIVE annex
- SIX bathrooms
- SENSATIONAL master bathroom
- Low maintenance gardens

Open Porch:

Hall: Double glazed composite front door and window, Tiled entrance step, Wood effect flooring, Staircase, Understairs storage, Display unit, Feature radiator.

Ground Floor WC: Low flush WC, Vanity wash basin, Half tiled walls, UPVC double glazed window.

Living Room: 20'8" x 11'6" (6.30 m x 3.50 m) Media wall, Built in storage cupboard and display unit, Wood effect flooring, Low voltage downlighting, UPVC double glazed bay window, Feature radiator.

Dining Kitchen:

Kitchen Area: 15'5" x 9'10" (4.70 m x 3.00 m) Stunning range of fitted wall and base cupboard units with marble worktops and breakfast bar to free standing island Colour coordinated sink, Integrated appliance to include: Double oven and grill, Fridge, Freezer, Dishwasher and Hob, Feature wood panelled wall, Feature radiator. Directly open to:-

Dining Area: 16'5" x 10'6" (5.00 m x 3.20 m) Wood effect flooring, Feature radiator. Directly open to:-

Lounge Area: 9'10" x 9'2" (3.00 m x 2.80 m) Fitted display unit below media wall, Wood effect flooring, UPVC double glazed patio doors and window, Feature radiator.

Utility Room: 9'6" x 5'3" (2.90 m x 1.60 m) Fitted wall and base cupboards with complementary worktop, Plumbed for washing machine, UPVC double glazed side door, Radiator.

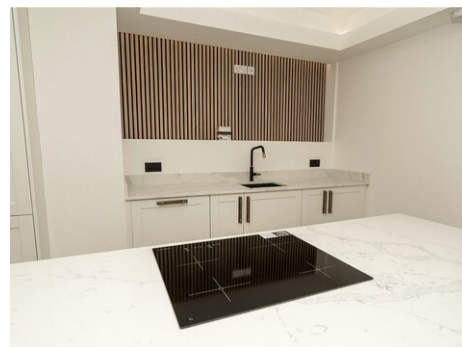
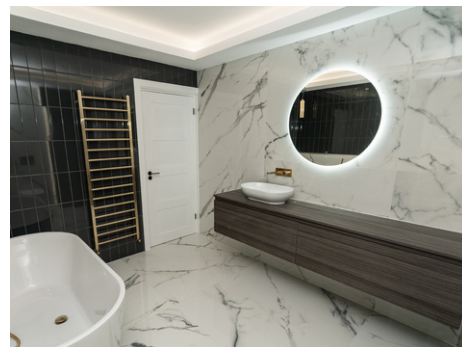
First Floor:

Bedroom 1: 15'1" x 11'10" (4.60 m x 3.60 m) UPVC double glazed bay window, Feature radiator with integral mirror.

Dressing Room 1: Wood effect flooring, UPVC double glazed window.

En-Suite 1: Beautiful marble effect shower room comprising; Large shower cubicle, Integrated low flush WC and vanity wash basin, Marble effect panelled walls, Heated towel rail/radiator.

Master Bathroom: Stunning contemporary master bathroom comprising; Free standing bath, Separate shower cubicle, Integrated WC, Vanity wash basin with large storage unit, Part tiled and part marble walls and floor, Heated towel rail/radiator.



Bedroom 2: 15'9" x 8'6" (4.80 m x 2.60 m) Two UPVC double glazed windows, Feature radiator with integrated mirror.

En-Suite 2: Beautifully tiled en-suite comprising; Large shower cubicle, Integrated WC and vanity wash basin, Wood effect flooring, UPVC double glazed window, Towel rail/radiator.

Second Floor:

Landing: UPVC double glazed window.

Bedroom 3: 15'5" x 11'10" (4.70 m x 3.60 m) UPVC double glazed bay window, Radiator.

Dressing Room 2: Wood effect flooring, UPVC double glazed window.

En-Suite 3: Comprising; Large shower cubicle, Vanity wash basin, Low flush WC, Marble effect panelled and Herringbone tiled walls, Wood effect flooring.

Bedroom 4: 12'2" x 10'10" (3.70 m x 3.30 m) Beautifully tiled en-suite comprising; Large shower cubicle, Integrated WC and vanity wash basin, Wood effect flooring, UPVC double glazed window, Towel rail/radiator.

Bedroom 5: 12'6" x 8'10" (3.80 m x 2.70 m) Two UPVC double glazed windows, Feature radiator with integral mirror.

En-Suite 4: Comprising; Integrated low flush WC and vanity wash basin, Beautiful slate effect panelled walls and matching floor, Heated towel rail/radiator.

Dressing Room 3: UPVC double glazed window.

Outside:

Front Garden: Flowerbed to border with beautiful resin driveway.

Side Garden: Stone gravelled.

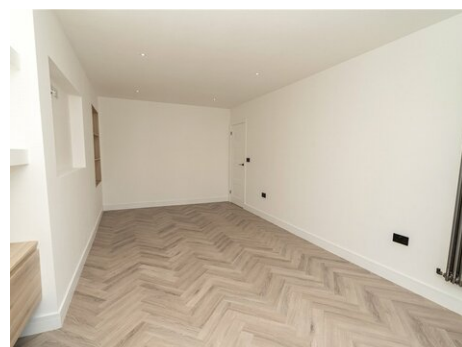
Rear Garden: West facing, Paved patio, Artificial lawn, wood batted walls.

Parking: Off street parking to the front.

Heating: Gas central heating (NOT TESTED).

Tenure: We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - D £2277.00 (2024/25)

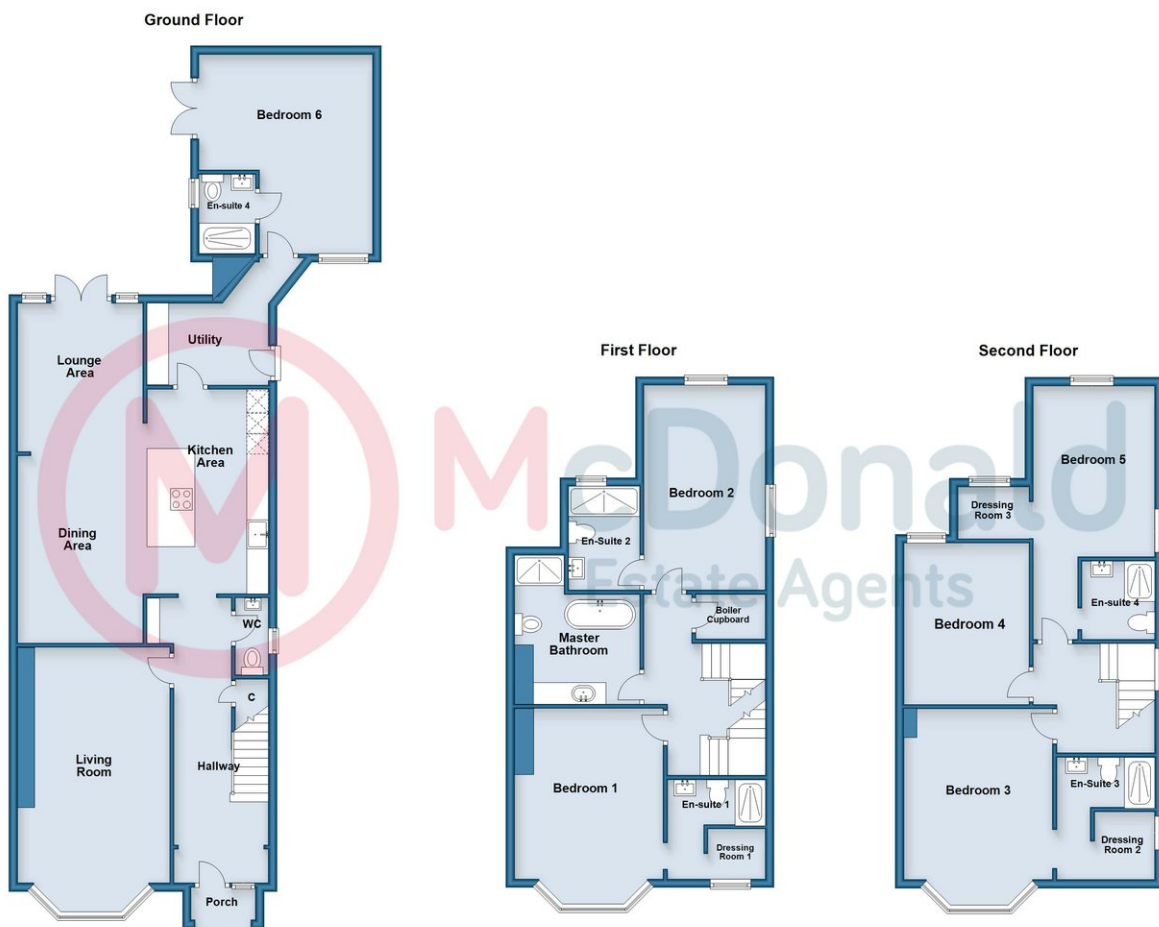


Directions: Take The Promenade heading South, after passing Blackpool Pleasure Beach bear left onto Clifton Drive, first left onto Burlington Road West and finally first right into Napier Avenue.

General Disclaimer: Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



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10 Napier Avenue

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