



14 Baldwin Grove, Blackpool,
FY1 6QF

£79,995

***** MID GARDEN TERRACED with SOUTH FACING REAR *****

**This mid garden terraced house has a lounge and open plan
FITTED dining kitchen OVER 15ft x 8ft, PLUS an additional
SUN LOUNGE which overlooks the SOUTH facing rear
gardens.**

**Two DOUBLE bedrooms, modern FOUR piece bathroom,
UPVC double glazing and *gas central heating.
The SOUTH facing rear gardens are around 60ft long.**

No chain.

- TWO bedrooms
- LOUNGE
- Fitted DINING kitchen
- FOUR piece bathroom
- SOUTH facing rear
- SUN lounge
- No chain.



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Lounge: 15'6" x 12'0" (4.72 m x 3.66 m) Fireplace, Coved ceiling, UPVC double glazed bay window, Radiator. Directly open to:-

Dining Kitchen: 15'1" x 8'5" (4.60 m x 2.57 m) Modern fitted wall and base cupboard units, Complementary roll edge worktops, Stainless steel sink, Built in oven and hob with extractor over, Understairs storage, UPVC double glazed window, Radiator.

Sun Lounge: 8'8" x 6'2" (2.64 m x 1.88 m) UPVC double glazed windows and patio doors to rear garden.



First Floor:

Landing:

Bedroom 1: 15'0" x 10'10" (4.57 m x 3.30 m) UPVC double glazed window, Radiator.

Bedroom 2: 11'3" x 8'8" (3.43 m x 2.64 m) Built in cupboard, Gas central heating boiler, UPVC double glazed window.



Bathroom: Four piece bathroom in white comprising; Panelled bath, Shower, Pedestal wash basin, Low flush WC, Half tiled walls, UPVC double glazed window, Radiator.



Outside:

Front: Stone gravel for ease of maintenance.

Rear: South facing, Concrete path and patio, Large flowerbed. Approximately 60' in length.

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 - A £1518.00 (2024/25)



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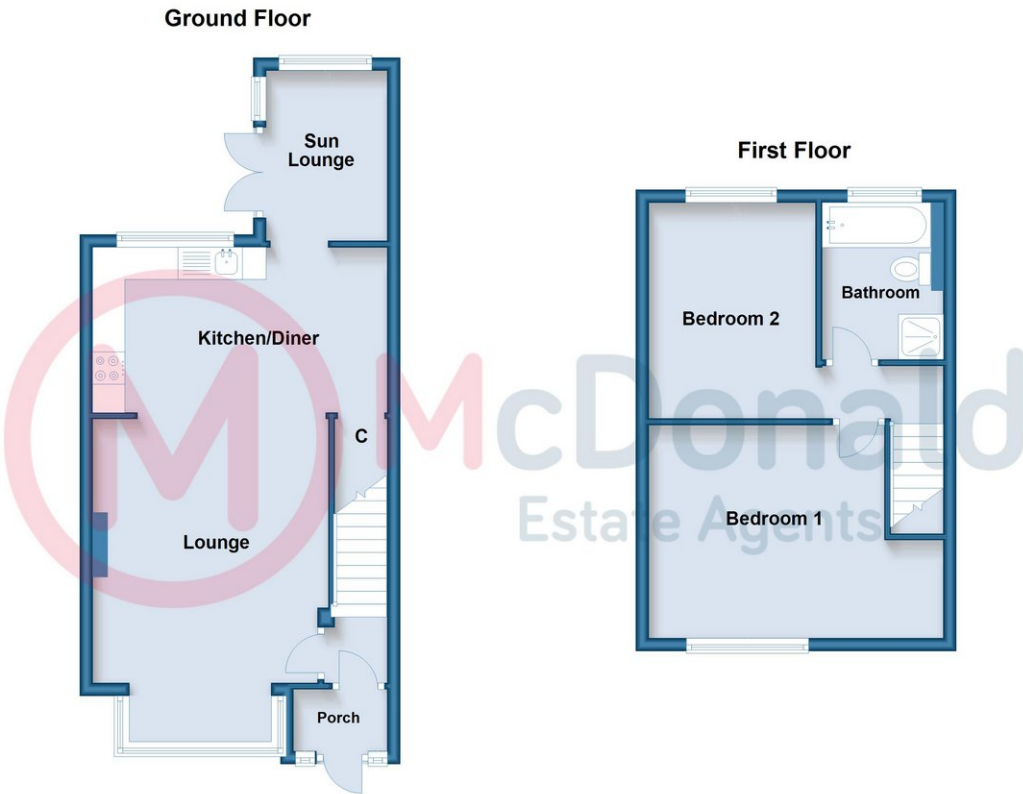


Directions: Travel south along Whitegate Drive, take the 12th right turn into Condor Grove, at the traffic lights turn left into Park Road. Continue to the next set of traffic lights and turn right into Bloomfield Road. Then take the first left into Boardman Avenue. Finally first left again into Baldwin Grove.

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		82
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Plan produced using PlanUp.

Baldwin Grove

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