



14 Gainsborough Road, Blackpool,
FY1 4DZ

£112,500

***** SPACIOUS, TRADITIONAL STONE-BAYED TERRACE *****

This **VERY SPACIOUS**, traditional style, 'stone bayed' mid garden terraced home that would benefit from further updating, but can already offer **THREE** bedrooms with the master being **OVER 13ft x 11ft**, a **MODERNISED** shower room, **UPVC double glazing**, a **SOUTH** facing rear and a location with just **100 yards of WHITEGATE DRIVE** with a wealth of local shops and amenities.

- THREE bedrooms
- MODERN shower room
- TWO reception rooms
- SOUTH facing to rear
- UPVC double glazing
- Close to LOCAL shops



McDonald
Estate Agents

Fylde Coast Property Hub
81-83 Red Bank Road, Bispham, FY2 9HZ
01253 398 498
sales@mcdonaldproperty.co.uk
www.mcdonaldproperty.co.uk



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Hall: Meter cupboard, Spindled staircase, Decorative coved ceiling, UPVC double glazed front door and window.

Lounge: 14'9" x 11'3" (4.50 m x 3.43 m) Living flame coal effect gas fire recessed to chimney breast, Coved ceiling, UPVC double glazed bay window.

Dining Room: 17'5" x 11'3" (5.31 m x 3.43 m) Feature fireplace with living flame stone effect gas fire and marble inset and hearth, Dado rail, UPVC double glazed bay window with patio doors. Open archway to:-

Kitchen: 9'9" x 5'5" (2.97 m x 1.65 m) Fitted wall and base cupboard units, Complementary roll edge worktops, Stainless steel sink, Plumbed for washing machine, Tiled walls, UPVC double glazed window.

First Floor:

Landing:

Bedroom 1: 11'11" x 10'0" (3.63 m x 3.05 m) Picture rail, UPVC double glazed window.

Bedroom 2: 13'10" x 11'4" (4.22 m x 3.45 m) Built in wardrobes, UPVC double glazed window.

Bedroom 3: 7'10" x 6'9" (2.39 m x 2.06 m) UPVC double glazed window.

Shower Room: Modern shower room comprising; Large shower cubicle, Vanity wash basin, Low flush WC, Panelled walls, UPVC double glazed window.

Outside:

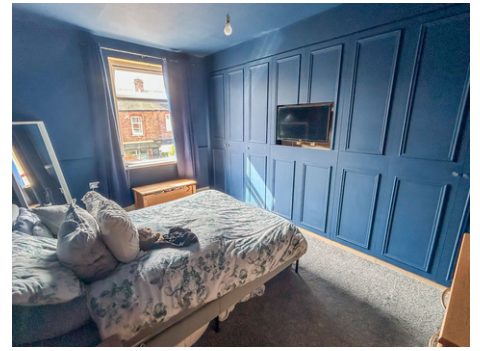
Front: Forecourt garden.

Rear: South facing, Mostly paved for ease of maintenance, Brick outbuilding, Raised flowerbed.

Heating: Gas fires (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 £1594.81 (2025/26)



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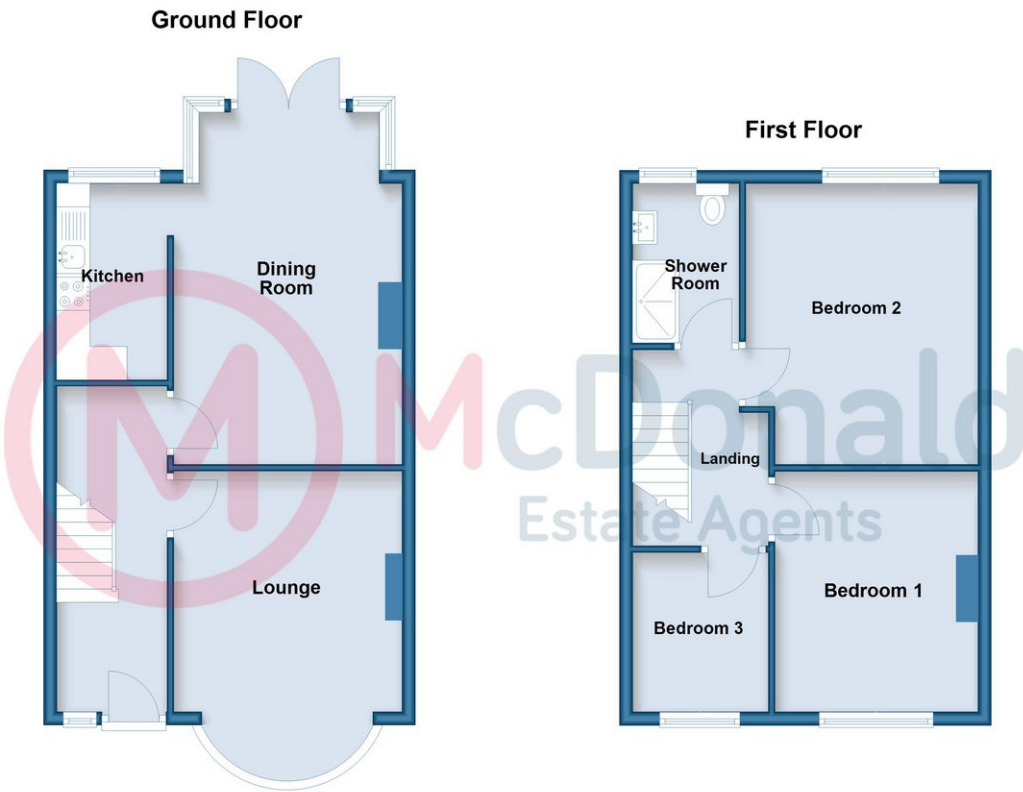


Directions: Travel south along Whitegate Drive. After the first set of lights turn third right into Gainsborough Road.

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	<div>39</div>	<div>87</div>
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Gainsborough Road

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