



24 Gynn Avenue,
Blackpool, FY1 2LD

£124,950

*****INVESTMENT OPPORTUNITY – SPACIOUS PROPERTY
CLOSE TO SEAFRONT*****

A rare opportunity for developers or investors to acquire this generously proportioned mid-terraced property, ideally situated just 250 yards from the promenade/seafront and only 0.8 miles from North Shore Train Station.

Spanning three storeys, the property offers 6/7 bedrooms, two substantial reception rooms, and a dining kitchen over 19ft in length. The home is in need of comprehensive modernisation, presenting a fantastic chance to add significant value.

Externally, the property benefits from a sunny, west-facing rear aspect, enhancing its appeal for future owners or tenants.

- 6/7 Bedrooms
- 2/3 Bathrooms; Additional WC
- Two LARGE reception rooms
- DINING kitchen OVER 19ft
- WEST facing rear
- No chain
- DEVELOPMENT OPPORTUNITY

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McDonald

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Hall: 18'10" x 8'9" (5.74 m x 2.67 m) Meter cupboards, Staircase, Double radiator.

Lounge: 18'4" x 12'11" (5.59 m x 3.94 m) Period 'open grate' fireplace, Coved ceiling, Picture rail, UPVC double glazed bay window, Double radiator.

Dining Room: 18'7" x 12'10" (5.66 m x 3.91 m) UPVC double glazed bay window.

Dining Kitchen: 19'2" x 8'11" (5.84 m x 2.72 m) Wall and base cupboard units, Roll edge worktops, Understairs storage, Plumbed for washing machine, Combi gas central heating boiler, UPVC double glazed window and rear door.

First Floor:

Landing: Staircase to second floor.

Bedroom 1: 18'7" x 12'10" (5.66 m x 3.91 m) UPVC double glazed bay window, Double radiator.

Bedroom 2: 18'8" x 12'11" (5.69 m x 3.94 m) Period style 'open grate' fireplace, UPVC double glazed bay window, Double radiator.

Bedroom 3: 10'2" x 8'11" (3.10 m x 2.72 m) UPVC double glazed window.

En-Suite: Comprising; Shower cubicle, Low flush WC, Pedestal wash basin, Part tiled walls, Tiled floor.

Bathroom: Comprising; Panelled bath with overhead shower unit, Pedestal wash basin, Low flush WC, Built in storage cupboard, Half tiled walls, UPVC double glazed window.

Additional WC: Low flush WC, Pedestal wash basin, UPVC double glazed window.

Second Floor:

Landing:

Bedroom 4: 17'0" x 14'8" (5.18 m x 4.47 m) Picture rail, Two UPVC double glazed windows.

Bedroom 5: 13'4" x 7'3" (4.06 m x 2.21 m) UPVC double glazed window, Radiator.

Bedroom 6: 13'3" x 10'8" (4.04 m x 3.25 m) UPVC double glazed window, Double radiator.

Bathroom/Bedroom 7: UPVC double glazed window. Empty room we believe may have previously been a bathroom.

Outside:

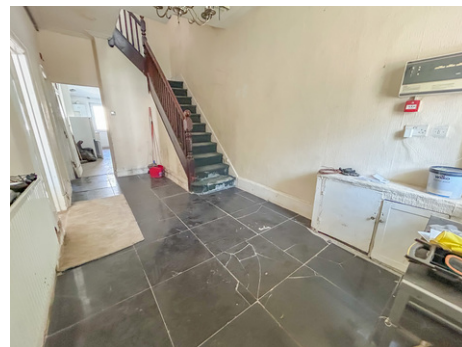
Front: Forecourt garden.

Rear Yard: West facing, Mostly crazy paved, Two brick stores, Steps down to rear alley.

Heating: UPVC double glazed window, Radiator.

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

Council Tax: Band - C £2126.41 (2025/26)



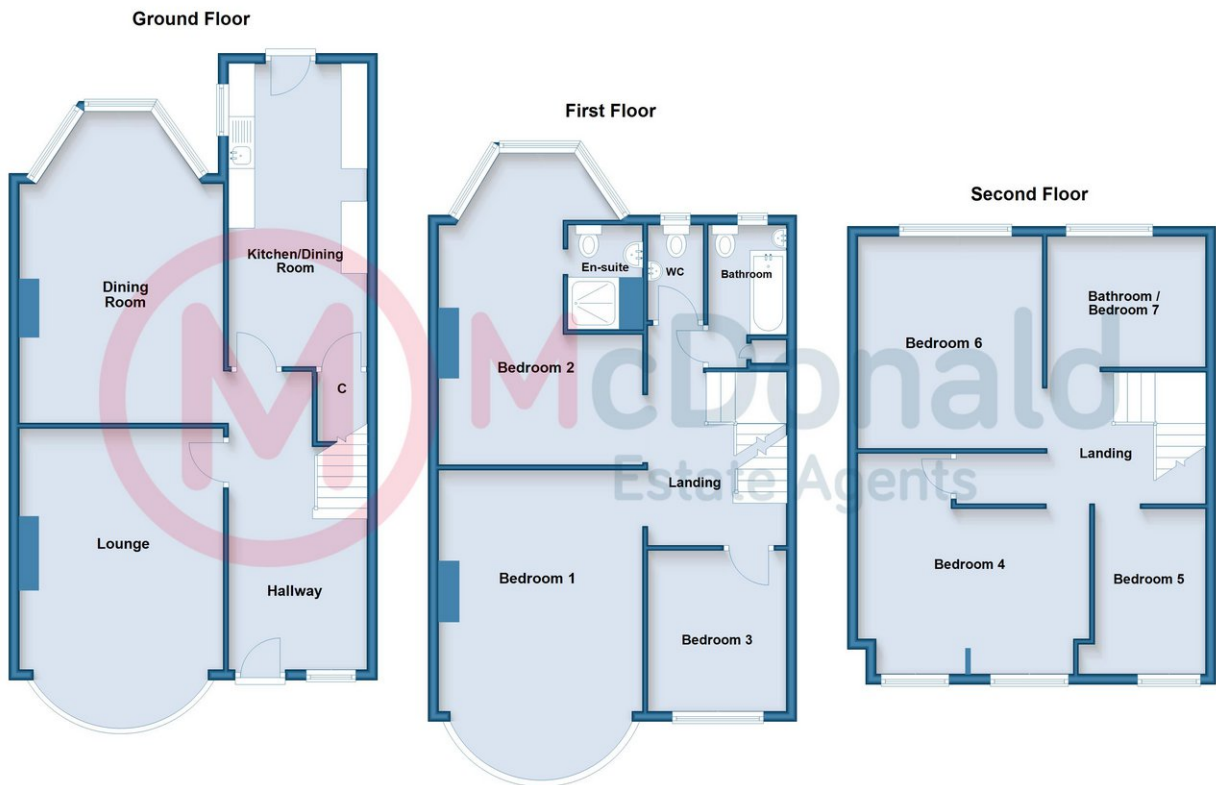
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Directions: From our office on Red Bank Road, travel to The Promenade and turn left, continue to the roundabout at Gynn Square and take the second turning onto Dickson Road and first right into Gynn Avenue.

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		85
(81-91) B		
(69-80) C		66
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Plan produced using PlanUp.

Gynn Avenue

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