



12 Dinckley Grove, Blackpool,  
FY1 5NL

**£124,950**

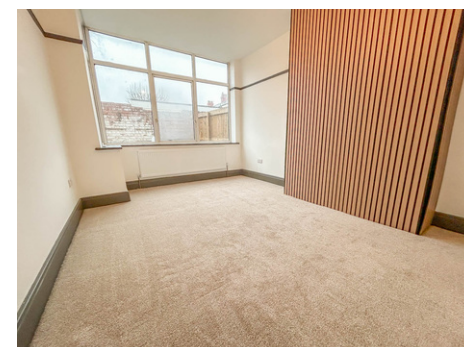
This end-terrace home with a garden has recently undergone further modernisation and is presented in excellent condition throughout. The property offers three bedrooms, two separate reception rooms, a newly fitted kitchen, a contemporary shower wet room, and a separate WC. Additional benefits include gas central heating, predominantly UPVC double glazing, and immediate availability with no onward chain.

- Recently REFURBISHED
- THREE bedrooms
- Shower 'wet' room
- Two reception rooms
- MODERN fitted kitchen
- UPVC double glazing
- Gas central heating
- No chain



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## Open Porch:

**Hall:** Spindled staircase, Meter cupboard, UPVC double glazed window and front door, Radiator.

**Lounge:** 14'0" x 10'2" (4.27 m x 3.10 m) Decorative fire surround with composite marble inset and hearth, Coved ceiling, Picture rail, UPVC double glazed bay window, Radiator. Double doors to:-

**Dining Room:** 14'6" x 10'2" (4.42 m x 3.10 m) Picture rail, UPVC double glazed bay window.

**Kitchen:** 11'6" x 5'8" (3.51 m x 1.73 m) Newly fitted wall and base cupboard units with complementary roll edge worktops, Built in oven and hob with extractor hood, One and a half bowl sink, Tiled splashback, UPVC double glazed window and rear door.

## First Floor:

### Landing:

**Bedroom 1:** 14'2" x 10'4" (4.32 m x 3.15 m) Built in wardrobes with overhead storage, Picture rail, UPVC double glazed bay window, Radiator.

**Bedroom 2:** 14'7" x 9'5" (4.44 m x 2.87 m) Built in display cupboard, UPVC double glazed bay window, Radiator.

**Bedroom 3:** 6'11" x 5'11" (2.11 m x 1.80 m) UPVC double glazed window, Radiator.

**Shower Room:** Modern shower 'wet' room, Shower with floor drain, Pedestal wash basin, Built in cupboard housing combi boiler, Part tiled walls, Extractor fan, UPVC double glazed window, Radiator.

**Separate WC:** Low flush WC.

## Outside:

**Front:** Forecourt garden.

**Rear:** Concrete and paved for ease of maintenance.

**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 - B £1860.61 (2025/26)

**Electric:** Tested December 2025 (Electrical Installation Certificate available to view in the office).

**Gas:** Gas tested December 2025. (Gas safety Record available to view in the office).





**Directions:** Travel south along Whitegate Drive, take the 12th right turn into Condor Grove, At the traffic lights turn left into Park Road, take the second turning on the right into Kingsland Grove and Dinckley Grove is at the end of this 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	69	75



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Plan produced using PlanUp.

**Dinckley Grove**

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