



47 Gloucester Avenue, Blackpool,
FY1 4EH

£164,950

This corner-sited semi-detached home has been extended to the ground floor, creating versatile accommodation ideal for a dependant relative with a **FOURTH** bedroom and **LARGE** en-suite shower room. Alternatively, this space would make an excellent home office overlooking the **WEST**-facing aspect.

To the first floor are three bedrooms, the smallest still measuring well **OVER 11ft x 7ft**, along with a family bathroom and separate WC. The ground floor also offers two spacious reception rooms and an extended fitted kitchen.

Occupying a generous corner plot, the property benefits from gardens to the front, side and rear, together with an invaluable garage.

Ideally located just 150 yards from Whitegate Drive and approximately one-third of a mile from the award-winning Stanley Park.

A spacious family home offering excellent potential to add further value.

No onward chain.

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1948.



McDonald

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- **Three/Four Bedrooms**
- **Two reception rooms**
- **Extended kitchen**
- **Two bathrooms**
- **Corner site**
- **Garage**
- **Requires further updating**
- **Excellent potential**
- **No chain**



Vestibule: UPVC double glazed front door, Half tiled walls.

Hall: Staircase, Understairs storage, Meter cupboard, Coved ceiling, Picture rail, UPVC double glazed window, Radiator.

Lounge: 16'10" x 13'7" (5.13 m x 4.14 m) Feature fireplace with polished wood floorboards, Living flame coal effect gas fire, Marble inset and hearth, Picture rail, UPVC double glazed bay window, Radiator.



Dining Room: 16'8" x 12'6" (5.08 m x 3.81 m) Coved ceiling, Wood effect laminate flooring, UPVC double glazed patio doors to annexe, Double radiator. Open archway to:-

Kitchen: 17'3" x 8'9" (5.26 m x 2.67 m) Fitted wall and base cupboard units, Complementary worktops, One and a half bowl stainless steel sink, Plumbed for washing machine and dishwasher, Built in double oven/grill, hob and extractor hood, Two UPVC double glazed windows and rear door.

Annexe:

Bedroom 4 (Office): 11'2" x 9'1" (3.40 m x 2.77 m) Wood effect laminate flooring, UPVC double glazed patio doors to the rear garden, Feature vertical radiator, Skylight window.



En-Suite: Shower 'wet' room, Low flush WC, Wash basin, Tiled walls and floor, UPVC double glazed window.

First Floor:

Landing: Coved ceiling, Picture rail, UPVC double glazed window.

Bedroom 1: 16'10" x 13'7" (5.13 m x 4.14 m) Built in wardrobes to alcoves, Coved ceiling, UPVC double glazed window, Radiator.

Bedroom 3: 11'7" x 7'8" (3.53 m x 2.34 m) Picture rail, Wood effect laminate flooring, UPVC double glazed window, Radiator.

Bedroom 2: 16'9" x 12'7" (5.11 m x 3.84 m) Built in wardrobe, UPVC double glazed window. Radiator.



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Bathroom: Comprising; Panelled bath with shower attachment, Separate shower cubicle, Pedestal wash basin, Wood effect laminate flooring, UPVC double glazed window, Radiator.

Separate WC: Low flush WC, Tiled walls, UPVC double glazed window.

Outside:

Front and Side: Paved path, Stone gravelled, Flowerbeds.

Rear: Enclosed rear garden, Stone paved, Flowerbed with established tree.

Garage: Double doors, Small concrete hardstanding in front of garage.

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 - C £2233.97 (2026/27)



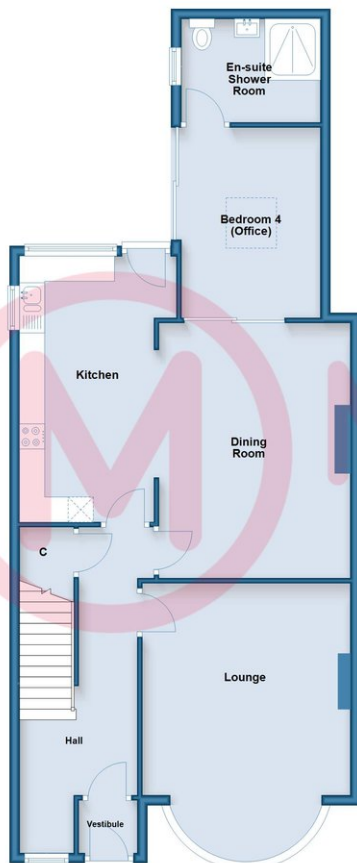
Directions: Travel south along Whitegate Drive. After passing through the first set of traffic lights turn seventh right into Gloucester Avenue.

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.

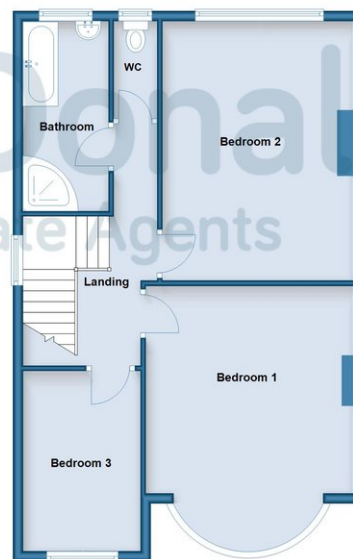
Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Ground Floor



First Floor



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Gloucester Avenue

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