



6 Winchester Avenue, Blackpool,
FY4 3AJ

£159,950

*** WOW... What a STUNNER! ***

Beautifully refurbished throughout, this impressive mid-garden terraced home offers stylish, contemporary family living, all within three-quarters of a mile of the SEAFRONT.

The accommodation includes an invaluable FOURTH bedroom within the converted loft, together with a spacious and modern family bathroom. To the ground floor are TWO generous reception rooms, with patio doors from the dining room opening onto the sunny WEST-facing rear garden.

Completing the layout is a sleek, modern fitted kitchen, complemented by a separate UTILITY room with a convenient WC.

This is a truly stunning home that is ready to move straight into. We have no hesitation in highly recommending an early viewing.

- FOUR bedrooms; TWO reception rooms
- SPACIOUS modern bathroom
- STYLISH fitted kitchen; SEPARATE utility
- UPVC double glazing; Gas central heating
- WEST facing rear
- Close to Promenade

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Open Porch:

Hall: Spindled staircase, Understairs storage, Coved ceiling, UPVC double glazed front door, Radiator.

Lounge: 15'2" x 11'9" (4.62 m x 3.58 m) Beautiful fireplace with decorative period style fire surround, Coved ceiling, UPVC double glazed bay window, Radiator.

Dining Room: 12'5" x 11'5" (3.78 m x 3.48 m) Coved ceiling, UPVC double glazed patio area doors to rear garden, Radiator. Open archway to:-

Kitchen: 9'3" x 6'2" (2.82 m x 1.88 m) Stunning contemporary fitted kitchen, Complementary roll edge worktops, Stainless steel sink, Free standing 'Stove' range cooker with double oven/grill and '5' ring hob (available subject to negotiation), Luxury vinyl tiling.

Utility/WC: Gas central heating boiler, Plumbed for washing machine, Low flush WC, Pedestal wash basin, Heated towel rail/radiator, UPVC double glazed window.

First Floor:

Landing:

Bedroom 1: 12'0" x 11'2" (3.66 m x 3.40 m) UPVC double glazed window, Radiator.

Bedroom 2: 12'6" x 9'7" (3.81 m x 2.92 m) UPVC double glazed window, Radiator.

Bedroom 3: 7'1" x 6'6" (2.16 m x 1.98 m) UPVC double glazed window, Radiator.

Bathroom: Modern, spacious three piece bathroom comprising; Panelled bath with overhead shower and screen, Pedestal wash basin, Low flush WC, Utility area, Extractor fan, Two UPVC double glazed windows, Heated towel rail/radiator.

Second Floor:

Loft Room: 17'1" x 16'5" (5.21 m x 5.00 m) Storage cupboard, Two double glazed skylight windows, Radiator.

Outside:

Front: Stone gravelled and flowerbeds.

Rear: Sunnier west facing aspect.

Heating: Gas central heating (NOT TESTED).

Additional Information: () There are numerous items of furniture, white goods and furnishings that are available. The property be purchased 'AS IS'. (subject to negotiation)

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

Council Tax: Band - B £1954.73 (2026/27)

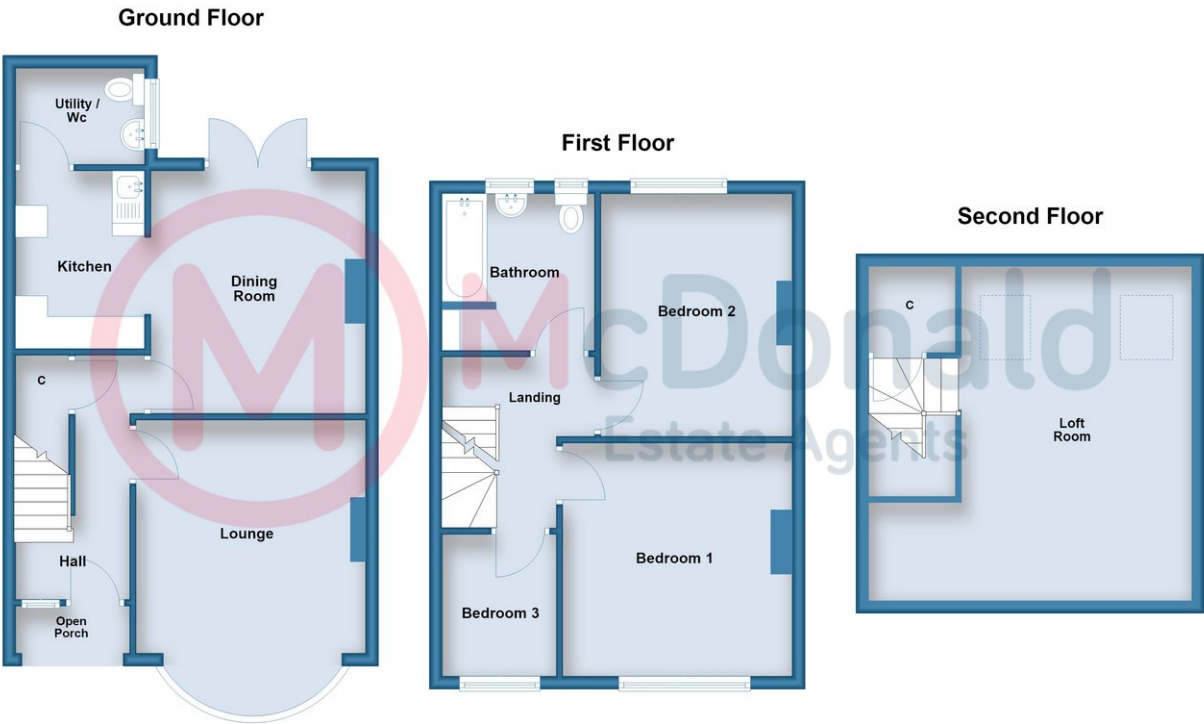


Directions: Take St Annes Road heading north to the traffic lights at Waterloo Road. Turn right onto Waterloo Road and Winchester Ave can be found second on the right.

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		73
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Plan produced using PlanUp.

Winchester Avenue

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