



## 6 Dinckley Grove, Blackpool, FY1 5NL

**£129,995**

This traditional stone-built, bay-fronted garden terrace home has been recently refurbished throughout and is now well presented throughout.

The property features a modern three-piece bathroom suite, a super open-plan dining kitchen with contemporary fitted units and a freestanding island, and three well-proportioned bedrooms.

Offered for sale with no onward chain, this home is ready for immediate occupancy and would make an ideal purchase for a range of buyers.

- **THREE bedrooms**
- **Lounge**
- **Fitted OPEN-PLAN dining kitchen**
- **MODERN bathroom**
- **UPVC double glazing**
- **Gas central heating**
- **Gardens**
- **No chain**

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81-83 Red Bank Road, Bispham, FY2 9HZ  
01253 398 498



sales@mcdonaldproperty.co.uk  
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**Hall:** Spindled staircase, Meter cupboard, UPVC double glazed front door, Radiator.

**Lounge:** 14'0" x 10'1" (4.27 m x 3.07 m) Coved ceiling, UPVC double glazed bay window, Radiator.

**Dining Kitchen:** Modern open plan dining kitchen comprising:-

**Dining Area:** 14'8" x 8'5" (4.47 m x 2.57 m) Coved ceiling, Tiled floor, UPVC double glazed window and patio doors to rear garden, Radiator. Directly open to:-

**Kitchen Area:** 12'2" x 8'0" (3.71 m x 2.44 m) Stylish range of fitted wall and base cupboard units, Complementary worktops with matching freestanding island, Integrated appliances to include: Oven and grill, Microwave, Hob, Fridge, Freezer and Dishwasher. Stainless steel sink, Tiled splashback, Tiled floor, UPVC double glazed window.

**First Floor:**

**Landing.**

**Bedroom 1:** 14'2" x 10'4" (4.32 m x 3.15 m) UPVC double glazed bay window, Radiator.

**Bedroom 2:** 14'7" x 10'0" (4.44 m x 3.05 m) Built in wardrobe, UPVC double glazed window, Radiator.

**Bedroom 3:** 6'11" x 5'10" (2.11 m x 1.78 m) UPVC double glazed window, Radiator.

**Bathroom:** Modern three piece suite comprising; Combination corner bath/shower with shower attachment and screen, Pedestal wash basin, Low flush WC. Part panelled walls, Tiled floor, UPVC double glazed window, Heated towel rail/radiator.

**Outside:**

**Front:** Concrete path, Flowerbed.

**Rear:** Mostly stone paved, Concreted for ease of maintenance, Brick outbuilding.

**Gas:** Gas has been tested. We await the gas certificate from the seller.

**Electric:** Electric has been tested. We await the gas certificate from the seller.

**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)



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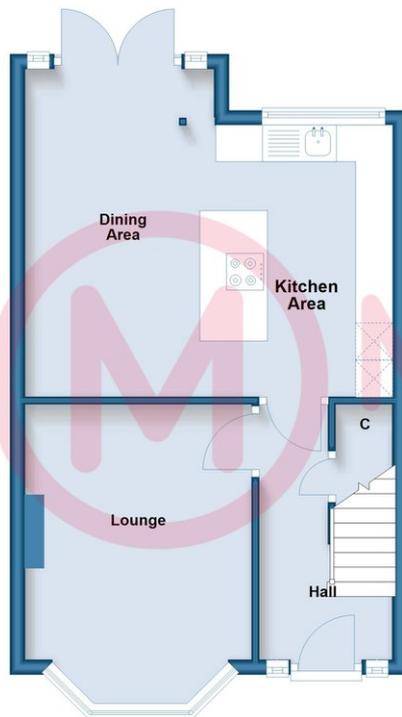
**Directions:** Travel south along Whitegate Drive, take the 12th right turn into Condor Grove, At the traffic lights turn left into Park Road, take the second turning on the right into Kingsland Grove and Dinckley Grove is at the end of this road.

**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>			87
(69-80) <b>C</b>		67	
(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			

**Ground Floor**



**First Floor**



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Plan produced using PlanUp.

**Dinckley Grove**

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