



3 Saint Ives Avenue, Blackpool,  
FY1 5RA

**£285,000**

**\*\*\* Substantial Characterful Link-Detached Home \*\*\***

This well-presented link-detached property exudes charm and character, boasting a range of period features throughout.

The spacious accommodation includes a welcoming main lounge that flows into a cosy sun lounge or snug, perfect for relaxing. A separate dining room complements the impressive extended kitchen, which measures almost 18ft x 12ft and is fitted with stylish, modern units.

Upstairs, the home offers four well-proportioned bedrooms, including a master with en-suite, as well as a contemporary family bathroom.

Externally, the property enjoys a generous forecourt garden with off-street parking, and a smaller, low-maintenance rear garden ideal for those seeking easy outdoor living.

Conveniently located just off Whitegate Drive, you'll find a variety of local shops and amenities close by, with the award-winning Stanley Park less than a quarter of a mile away.

Early viewing is recommended to appreciate the character and space on offer.

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- **FOUR bedrooms**
- **Lounge**
- **Sun Room**
- **Dining Room**
- **STYLISH fitted kitchen**
- **Bathroom PLUS En-Suite**
- **Ground floor Wc**
- **UPVC double glazing**
- **Gas central heating**
- **Off street parking**



**Vestibule:** Coved ceiling, Oak flooring, UPVC double glazed windows and front door.

**Hall:** Oak flooring, Staircase, Understairs storage, Double radiator.

**Ground Floor WC:** Low flush WC, Pedestal wash basin, Tiled walls.

**Lounge:** 14'7" x 11'7" (4.44 m x 3.53 m) Feature fireplace with fire surround, Oak flooring, Coved ceiling, UPVC double glazed bay window, Double radiator, Folding doors to:-

**Sun Lounge:** 12'0" x 7'6" (3.66 m x 2.29 m) Oak flooring, UPVC double glazed windows and patio doors to rear garden.

**Dining Room:** 14'8" x 11'8" (4.47 m x 3.56 m) Oak flooring, UPVC double glazed bay window, Double radiator, Folding doors to:-

**Dining Kitchen:** 17'10" x 11'8" (5.44 m x 3.56 m) Stylish range of fitted wall and base cupboard units, Complementary worktops, Colour coordinated sink, Tiled splashback, Space for fridge freezer and free standing range cooker (available subject to negotiation), Integrated microwave, Extractor hood, Plumbed for washing machine and dishwasher, Tiled floor.



#### **First Floor:**

**Landing:** Gallery landing, UPVC double glazed window.

**Bedroom 1:** 14'5" x 11'7" (4.39 m x 3.53 m) Coved ceiling, UPVC double glazed bay window, Radiator.

**En-Suite:** Comprising; Shower cubicle, Low flush WC, Pedestal wash basin, Tiled walls and floor, Heated towel rail/radiator, UPVC double glazed window.

**Bedroom 2:** 14'10" x 11'8" (4.52 m x 3.56 m) Coved ceiling, UPVC double glazed bay window, Radiator.



**Bedroom 3:** 11'8" x 9'3" (3.56 m x 2.82 m) Fitted wardrobes, UPVC double glazed window, Radiator.

**Bedroom 4:** 7'10" x 6'5" (2.39 m x 1.96 m) Wood effect laminate flooring, UPVC double glazed window, Radiator.

**Bathroom:** Modern three piece bathroom comprising; Combination 'P' shaped bath/Shower, Pedestal wash basin, Low flush WC, Tiled walls and floor, Heated towel rail/radiator.



**Outside:**

**Front:** Raised flowerbed.

**Rear:** Small rear garden, Raised bed to border.

**Parking:** Off street parking to the front.



**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 - D £2392.21 (2025/26)



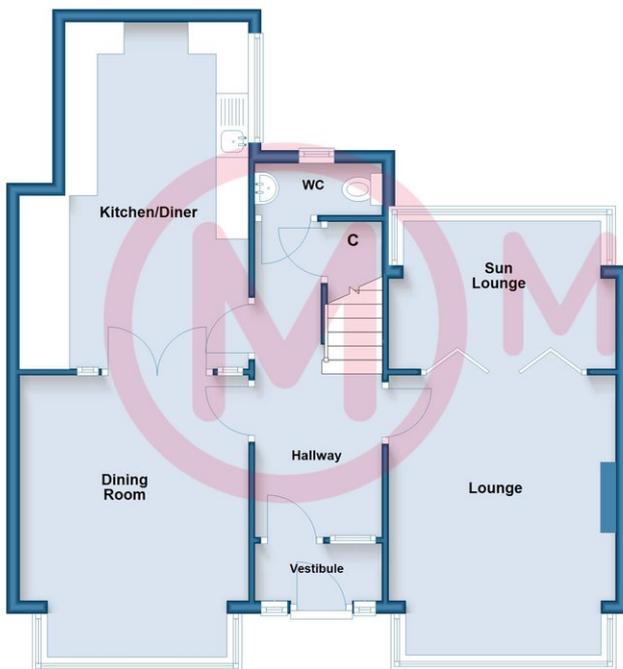
**Directions:** Proceed in a southerly direction along Whitegate Drive and turn first right after the third set of lights into Saint Ives Avenue.

**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.

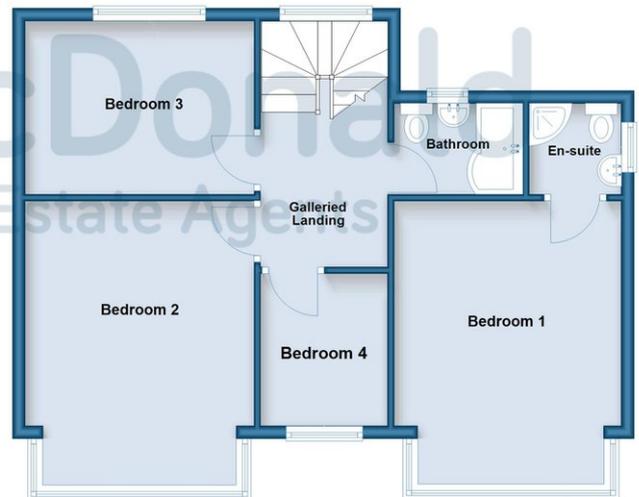
**Photography:** Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**Ground Floor**



**First Floor**



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**Saint Ives Avenue**

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