



7 Vernon Avenue, Blackpool,
FY3 9JF

£270,000

EXTENDED FAMILY HOME ON AN EXCEPTIONALLY GENEROUS PLOT NEAR STANLEY PARK

Situated in the ever-popular Stanley Park area, this extended semi-detached house occupies a particularly impressive plot, providing a level of outdoor space, parking and garaging rarely found in this location.

The accommodation includes **FOUR** bedrooms and a modern shower room, together with **THREE** reception areas comprising a lounge, dining room and a large conservatory overlooking the rear garden. The extensive gardens extend to approximately 80ft in length, offering superb outdoor space for families and keen gardeners alike.

A standout feature is the abundance of parking and garaging. The property benefits from a main garage with convenient drive-through access to a second garage positioned to the rear, along with additional parking on a substantial concrete hardstanding.

Located within just 300 yards of the award-winning Stanley Park, the property is ideally placed for local amenities, schools and transport links.

Whilst requiring some further modernisation, this is a rare opportunity to acquire a home with excellent proportions, outstanding outdoor space and tremendous potential to create a superb long-term family residence whilst adding significant value.



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McDonald

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- **FOUR bedrooms**
- **Lounge**
- **Dining Room**
- **LARGE Conservatory**
- **Modern shower room**
- **Double glazing (mostly UPVC)**
- **Gas central heating**
- **Off street parking**
- **TWO garages**
- **Requires modernisation**



Vestibule:

Hall: Spindled staircase, Meter cupboard, Radiator.

Ground Floor WC: Low flush WC, Wash basin, Storage cupboard.

Lounge: 15'5" x 11'11" (4.70 m x 3.63 m) Beautiful fireplace with polished wood fire surround, Period style inset and living flame electric coal effect gas fire, Coved ceiling, Double glazed bay window, Radiator.

Dining Room: 15'7" x 11'10" (4.75 m x 3.61 m) Feature 'brick' fireplace with living flame coal effect gas fire, Coved ceiling, Concealed radiator, Double doors to:-

Sun Lounge: 12'1" x 8'11" (3.68 m x 2.72 m) Tiled floor, UPVC double glazed windows and patio doors to rear garden, Radiator.

Kitchen: 22'0" x 6'11" (6.71 m x 2.11 m) Fitted wall and base cupboard units, Complementary roll edge worktops, Integrated dishwasher, Hob with extractor hood, Double oven/grill, Tiled floor, Personal door to garage, Three UPVC double glazed windows, Radiator.



First Floor:

Landing.

Bedroom 1: 14'9" x 11'3" (4.50 m x 3.43 m) Fitted wardrobe, Double glazed bay window, Radiator.

Bedroom 2: 13'8" x 10'11" (4.17 m x 3.33 m) Coved ceiling, UPVC double glazed window, Radiator.

Bedroom 3: 7'7" x 6'9" (2.31 m x 2.06 m) Double glazed window, Radiator.



Shower Room: Modern three piece shower room comprising; Large shower cubicle, Vanity wash basin, Low flush WC, Built in storage cupboard, Tiled and panelled walls, UPVC double glazed window, Radiator.

Bedroom 4: 17'2" x 11'0" (5.23 m x 3.35 m) Fitted wardrobes, drawers and vanity dresser, Two double glazed windows, Two concealed radiators.



Outside:

Front: Stone paved with flowerbed to border.

Rear: Extensive rear gardens, Paved patio stepping down to second paved patio, Mostly lawned, Flowerbeds to border with numerous established plants, trees and shrubs. Approximately 80ft in length.

Parking: Off street parking to the front plus concrete hardstanding beyond garage 1.

Garage 1: Electric up and over roller door, Side door and rear door for in and out access, Light, power and water, Combo gas central heating boiler.

Garage 2: Brick detached garage with an up and over door.



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 £1954.73 (2026/27)

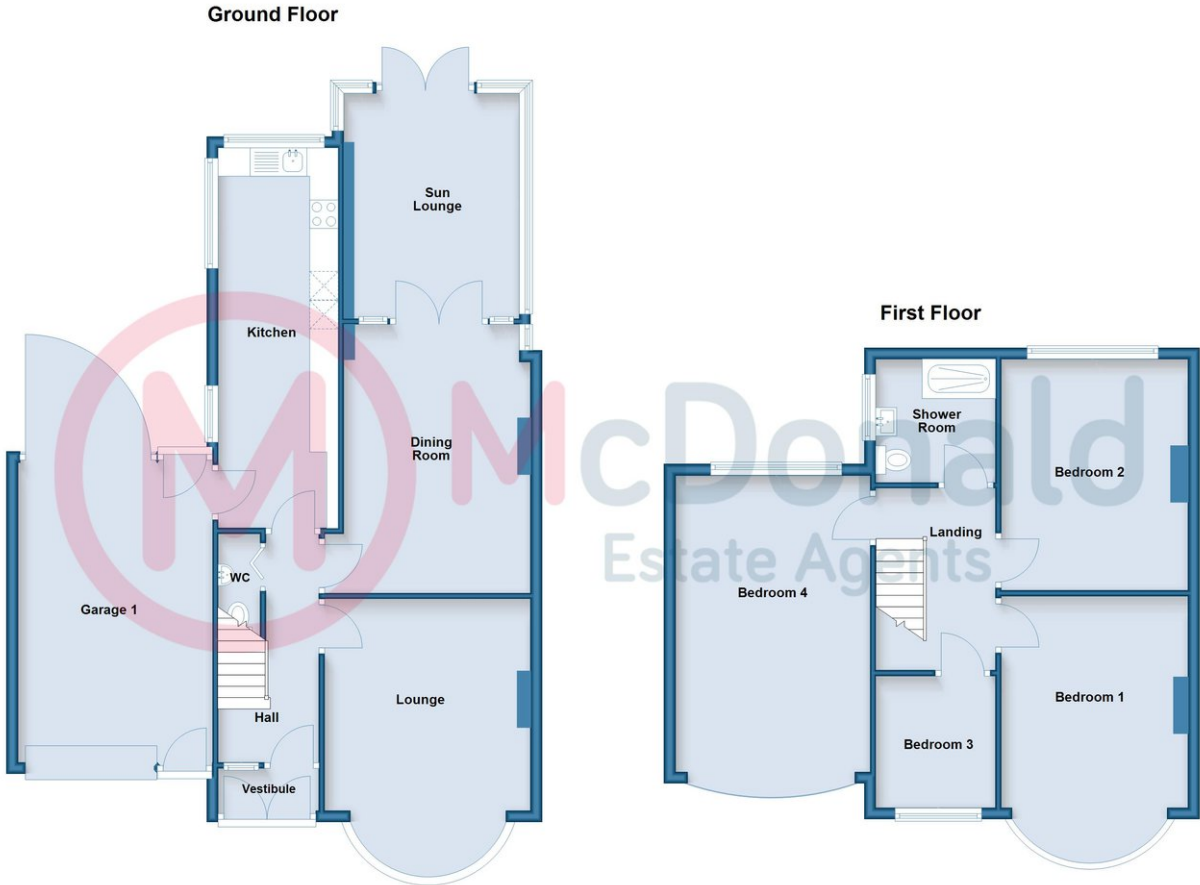


Directions: Travel south along Whitegate Drive, at the third set of traffic lights turn left into Knowsley Avenue then first right into Vernon Avenue.

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		71
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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 Plan produced using PlanUp.

Vernon Avenue

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