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BRITISH PROPERTY AWARDS 2024 GOLD WINNER ESTATE AGENT IN BLACKPOOL
2022 IN BLACKPOOL
2021 IN BLACKPOOL

2 Gainsborough Road, Blackpool, FY1 4DZ



£114,950

This is a SUBSTANTIAL semi-detached house, being one of the larger styles of property found at the Whitegate Drive end of the street.
The property requires further modernisation, including completion of the 'mid-project' kitchen, which is reflected in the very appealing asking price. This presents a superb opportunity for a buyer to build in significant additional value.
The spacious accommodation briefly comprises TWO LARGE reception rooms, an EXTENDED kitchen requiring completion, THREE bedrooms, a bathroom and separate WC.
Further benefits include UPVC double glazing, gas central heating and a desirable SOUTH facing rear.
Ideally situated just 25 yards from Whitegate Drive, with its wealth of local shops and amenities, whilst the award-winning STANLEY PARK is only 0.2 miles away.

No onward chain.



- **THREE bedrooms**
- **Bathroom and Separate Wc**
- **TWO large receptions; EXTENDED kitchen**
- **UPVC double glazing; Gas central heating**
- **SOUTH to rear**
- **Requires further modernisation**
- **NO CHAIN**



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Vestibule: Decorative tiled floor and walls, UPVC double glazed front doors.

Hall: Spindled staircase, Understairs storage, Picture rail, Wood effect laminate flooring, Radiator.

Lounge: 17'1" x 12'5" (5.21 m x 3.78 m) Beautiful fireplace with polished wood fire surround, period style inset and living flame coal effect gas fire, Coved ceiling, Picture rail, Wood effect laminate flooring, Radiator.

Dining Room: 18'4" x 12'5" (5.59 m x 3.78 m) Stunning polished wood fire surround with living flame coal effect gas fire, Wood effect laminate flooring, UPVC double glazed bay window, Radiator.

Kitchen: 16'2" x 6'0" (4.93 m x 1.83 m) *The kitchen is an incomplete project*. There are numerous wall and base cupboard units with solid oak doors, some of which require fitting in addition to other works to complete this extended kitchen. One and a half bowl stainless steel sink, Two UPVC double glazed windows and rear door, Radiator.





First Floor:

Landing: Beautiful leaded window.

Bedroom 1: Picture rail, UPVC double glazed bay window.

Bedroom 2: 15'0" x 10'11" (4.57 m x 3.33 m) Wood effect laminate flooring, UPVC double glazed window, Radiator.

Bathroom: Comprising; Corner bath with shower attachment plus overhead shower and screen, Pedestal wash basin, Tiled walls and floor, UPVC double glazed window, Radiator.

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





Outside:

Front: Forecourt garden.

Rear: Sunnier south facing aspect, Mainly concrete for ease of maintenance, Gravel flowerbed, Brick outbuilding.

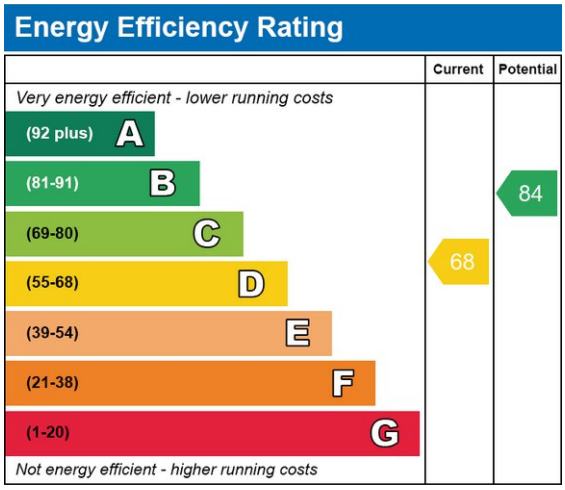
Heating: Gas central heating (NOT TESTED).

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)

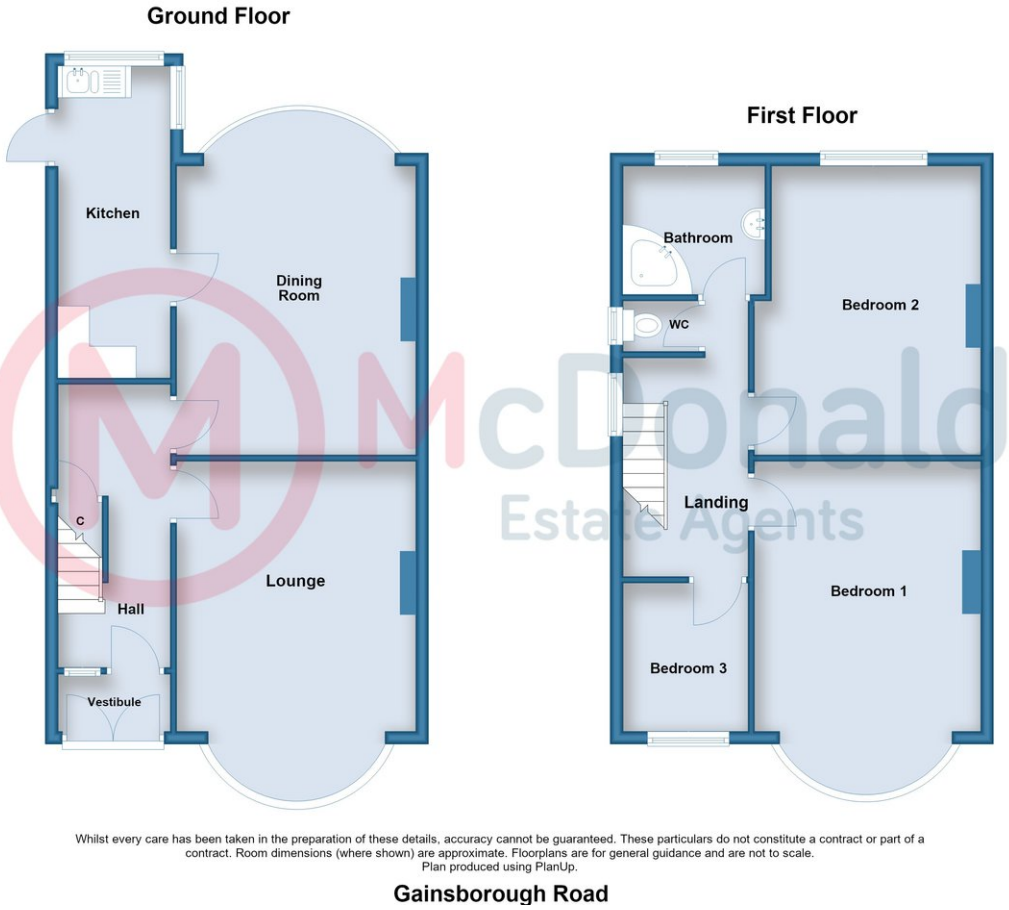


Directions: Travel south along Whitegate Drive. After the first set of lights turn third right into Gainsborough Road.



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.



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Plan produced using PlanUp.

Gainsborough Road

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