



14 St. Vincent Avenue, Blackpool,
FY1 6RT

£215,000

This beautifully presented semi-detached home is full of charm, showcasing a range of character and period features throughout. The property offers impressively spacious accommodation, including a fitted kitchen/diner extending to over 23ft, and generously sized double bedrooms—the smallest measuring over 14ft x 7ft.

The home briefly comprises two large, separate reception rooms, an extended fitted kitchen, three double bedrooms, and a modern three-piece bathroom. Additional benefits include UPVC double glazing, gas central heating, and gardens to both the front and rear. The front garden provides ample off-street parking, while the rear offers a high degree of privacy.

Ideally located just off Whitegate Drive, the property is close to a wide range of local amenities and is only a quarter of a mile from the multi award-winning Stanley Park. No onward chain

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sales@mcdonaldproperty.co.uk

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- **Three DOUBLE bedrooms**
- **TWO separate reception rooms**
- **EXTENDED fitted kitchen/ Diner**
- **Modern bathroom**
- **UPVC double glazing**
- **Gas central heating**
- **Private rear gardens**
- **Off street parking**
- **Close to STANLEY PARK**
- **No chain**



Porch: Beautiful tiled floor, UPVC double glazed windows and front door.

Hall: Understairs storage, Twisted spindled staircase, Coved ceiling, Dado rail, Polished floorboards.

Lounge: 16'7" x 13'7" (5.05 m x 4.14 m) Beautiful 'solid fuel' fireplace with natural brick inset and Polished wooden fire surround, Polished floorboards, UPVC double glazed side and bay windows, Decorative ceiling, Double radiator.



Second Lounge: 19'5" x 13'6" (5.92 m x 4.11 m) Beautiful feature fireplace with marble fire surround and hearth, Cast iron inset and living flame coal effect gas fire, Coved ceiling, UPVC double glazed patio doors to rear garden, Concealed radiator.

Kitchen Diner: 23'11" x 9'10" (7.29 m x 3.00 m) Stylish range of 'Shaker' style units, Oak worktops, One and a half bowl stainless steel sink, Five ring gas hob with extractor hood, Built in oven, Tiled splashback, Two UPVC double glazed windows and rear door.



Utility Area: Small utility area directly off the kitchen / Tiled floor

First Floor:

Landing.

Bedroom 1: 13'8" x 13'8" (4.17 m x 4.17 m) Fitted wardrobes, Two UPVC double glazed windows.

Bedroom 2: 13'11" x 12'7" (4.24 m x 3.84 m) Two built in louvered wardrobes, Two UPVC double glazed windows, Radiator.

Bedroom 3: 14'10" x 7'2" (4.52 m x 2.18 m) Built in louvered wardrobe, UPVC double glazed window, Radiator.



Bathroom: Modern three piece bathroom comprising; Panelled bath with shower attachment and screen, Vanity wash basin, Low flush WC, Part tiled walls, UPVC double glazed window, Heated towel rail/radiator.



Outside:

Front: Numerous established shrubs to flowered bed.

Rear: Large composite decking area, Artificial lawn, Flowerbed to border with several established fir trees providing superb level of privacy.



Utility / Store: Access from front AND rear gardens, Light & Power. Excellent storage area.

Parking: Off street parking to generous driveway.

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)

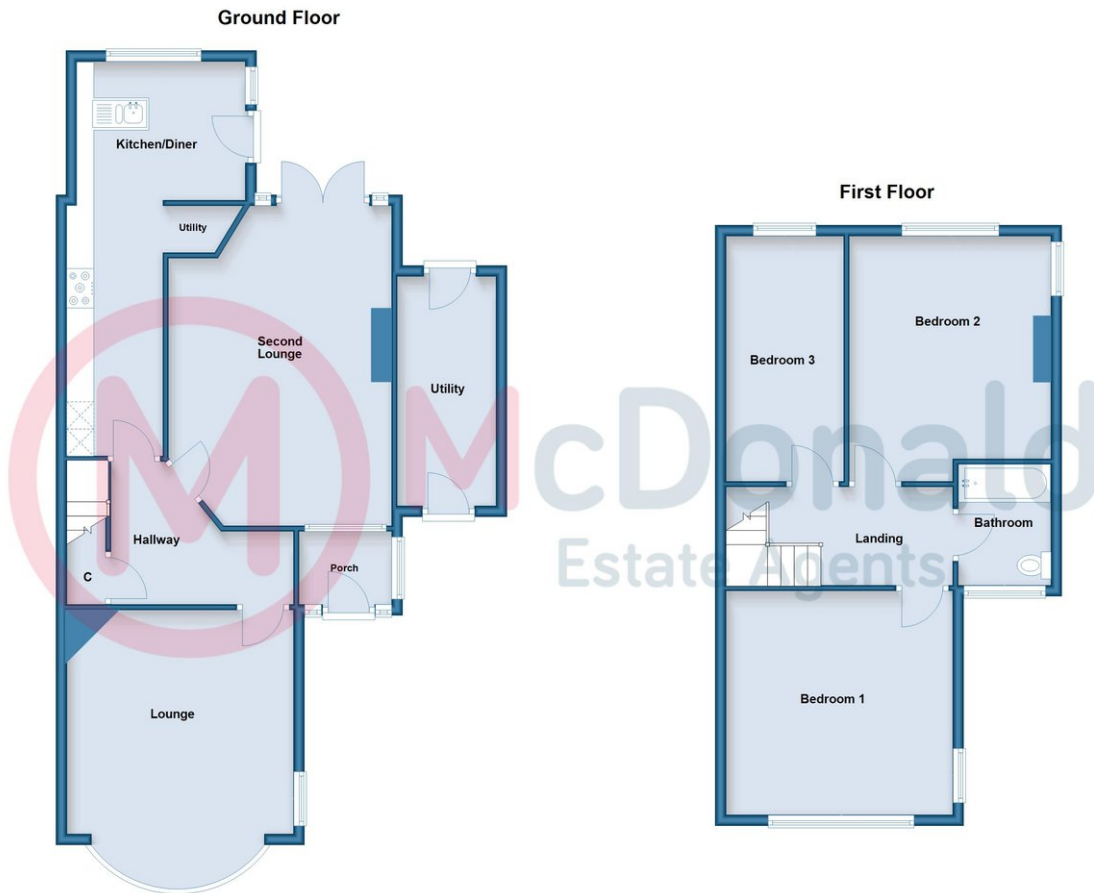


Directions: Travel south along Whitegate Drive. After the traffic lights with Knowsley Avenue and Condor Grove, take the second right into St Vincent Avenue.

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		80
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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St Vincent Avenue

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