



**42 Kingston Avenue, South Shore,  
Blackpool, FY4 2QA**

**£170,000**

**This lovely and spacious semi-detached home is full of character and charm, boasting a wealth of attractive period features throughout.**

**The property offers three well-proportioned bedrooms, with even the smallest measuring over 8ft x 7ft, along with two separate reception rooms and a modern fitted kitchen. A stylish four-piece bathroom further enhances the accommodation.**

**Externally, there are gardens to both the front and rear, together with the invaluable benefit of a garage and additional off-street parking via a private driveway.**

**Conveniently situated just 0.4 miles from the excellent range of shops, cafés, and amenities on Highfield Road, and only 0.6 miles from the seafront, this is an ideally located family home.**

**Available with no onward chain.**

- THREE bedrooms; TWO reception rooms
- MODERN fitted kitchen; FOUR piece bathroom
- Double glazing (mostly UPVC)
- Invaluable GARAGE
- Close to LOCAL shops; No chain

**McDonald**  
Estate Agents

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**Vestibule:** Double glazed front doors, Half tiled wall, Tiled floor, Combi gas central heating boiler.

**Hallway:** Beautiful panelled walls with delft shelf, Radiator.

**Lounge:** 14'4" x 13'9" (4.37 m x 4.19 m) Beautiful fireplace with polished wood fire surround and period style inset and living flame coal effect gas fire, Two display units to each alcove, Coved ceiling, Double glazed bay window, Radiator.

**Dining Room:** 13'11" x 12'3" (4.24 m x 3.73 m) Period fireplace with imposing wood fire surround, tiled inset and hearth with an open grate, Coved ceiling, UPVC double glazed bay window, Radiator.

**Kitchen:** 10'1" x 8'6" (3.07 m x 2.59 m) Modern range of fitted wall and base cupboard units, Complementary roll edge worktops, Built in oven and hob with extractor hood, One and a half bowl stainless steel sink, Plumbed for washing machine, Tiled splashback, Understairs storage with double glazed window, UPVC double glazed window, Double glazed rear door.

**First Floor:**

**Landing:** Large feature leaded double glazed window.

**Bedroom 1:** 14'6" x 13'2" (4.42 m x 4.01 m) Fitted wardrobes, Coved ceiling, Double glazed bay window, Radiator.

**Bedroom 2:** 14'5" x 12'4" (4.39 m x 3.76 m) Two built in wardrobes to alcoves, Vanity dresser to bay window, Decorative fire surround, UPVC double glazed bay window, Radiator.

**Bedroom 3:** 8'0" x 7'10" (2.44 m x 2.39 m) Fitted wardrobes, Double glazed window, Radiator.

**Bathroom:** Spacious four piece bathroom comprising; Corner bath, Separate shower cubicle, Low flush WC, Vanity wash basin, Two UPVC double glazed windows, Tiled walls and floor, Heated towel rail/radiator.

**Outside:**

**Front:** Stone paved with established shrubs complimenting the privacy.

**Rear:** With excellent level of privacy, Crazy paved covered by Artificial lawn, Small raised timber deck, Brick outbuilding.

**Garage:** Brick garage with double doors.

**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 - C £2233.97 (2026/27)

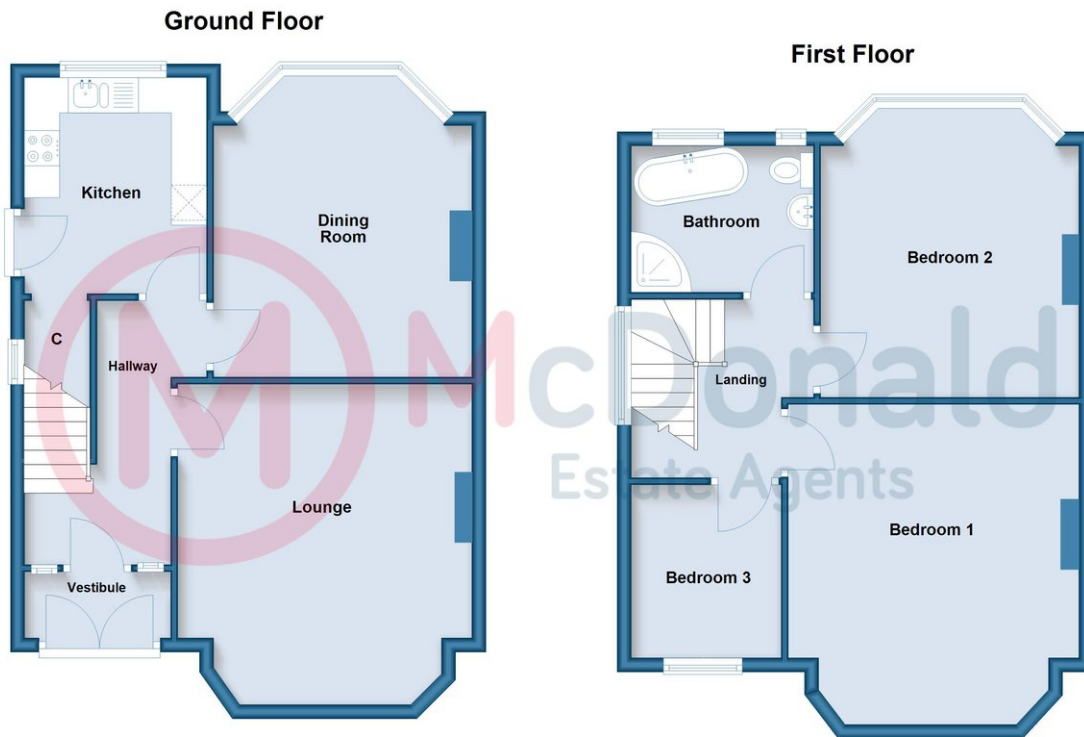


**Directions:** Take Lytham Road heading south, after passing over Highfield Road/Harrowside junction take the fourth left into Kingston Avenue.

**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) <b>A</b>			
(81-91) <b>B</b>			84
(69-80) <b>C</b>		69	
(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			



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**Kingston Avenue**

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