



58 Baldwin Grove, Blackpool,  
FY1 6QF

**£137,950**

This beautifully presented traditional stone bay fronted mid-terrace home offers spacious accommodation throughout.

The property features **THREE** bedrooms, a modern **FOUR** piece bathroom, a separate living room, and a modern open-plan fitted dining kitchen that opens directly out to the generous south/south-east facing rear garden, extending to over 40 feet in length — perfect for enjoying the sun.

Offered with no onward chain, the property is available for immediate occupation.

- **THREE** bedrooms
- Lounge
- Fitted **DINING** kitchen
- Modern bathroom
- UPVC double glazing
- Gas central heating (safety certificated)
- Electrics (safety certificated)
- Sunny Rear gardens **OVER 40ft**



**McDonald**  
Estate Agents

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**Hall:** Staircase, Louvred meter cupboard, Coved ceiling, Dado rail, Wood effect laminate flooring, UPVC double glazed front doors, Radiator.

**Lounge:** 12'7" x 10'11" (3.84 m x 3.33 m) Feature fireplace with living flame coal effect gas fire, Coved ceiling, Dado rail, Wood effect laminate flooring, UPVC double glazed bay window, Radiator.

**Dining Area:** 13'4" x 10'11" (4.06 m x 3.33 m) Coved ceiling, Wood effect laminate flooring, UPVC double glazed bay window and patio doors to the rear garden, Radiator. Directly open to:-

**Kitchen Area:** 8'0" x 5'7" (2.44 m x 1.70 m) Fitted wall and base cupboard units with complementary roll edge worktops and breakfast bar, One and a half bowl stainless steel sink, Built in oven and hob with extractor hood, Concealed 'Vaillant' combi gas central heating boiler, UPVC double glazed window.



## First Floor:

### Landing.

**Bedroom 1:** 12'5" x 10'1" (3.78 m x 3.07 m) Built in louvred wardrobes to alcoves, UPVC double glazed bay window, Radiator.

**Bedroom 2:** 13'4" x 10'0" (4.06 m x 3.05 m) Attractive fitted wardrobes with matching vanity dresser and bedside units, UPVC double glazed bay window, Radiator.

**Bedroom 3:** 7'0" x 6'8" (2.13 m x 2.03 m) UPVC double glazed window, Radiator.

**Bathroom:** Modern four piece bathroom comprising; Corner bath with side seat and shower attachment, Separate shower cubicle, Pedestal wash basin, Low flush WC, Tiled walls and floor, UPVC double glazed window, Heated towel rail/radiator.



## Outside:

**Front:** Paved, Established hedgerow, Tarmac path.

**Rear:** South/south-east, Raised timber decking down to paved patio, Lawn, Stone gravelled path to second paved patio, Timber shed. (Over 45' in length).

**Gas:** Gas tested August 2025. (Gas safety Record available to view in the office).

**Electric:** Tested November 2025 (Electrical Installation Condition Report available to view in the office).

**Tenure:** We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

**Council Tax:** Band - A £1594.81 (2025/26)

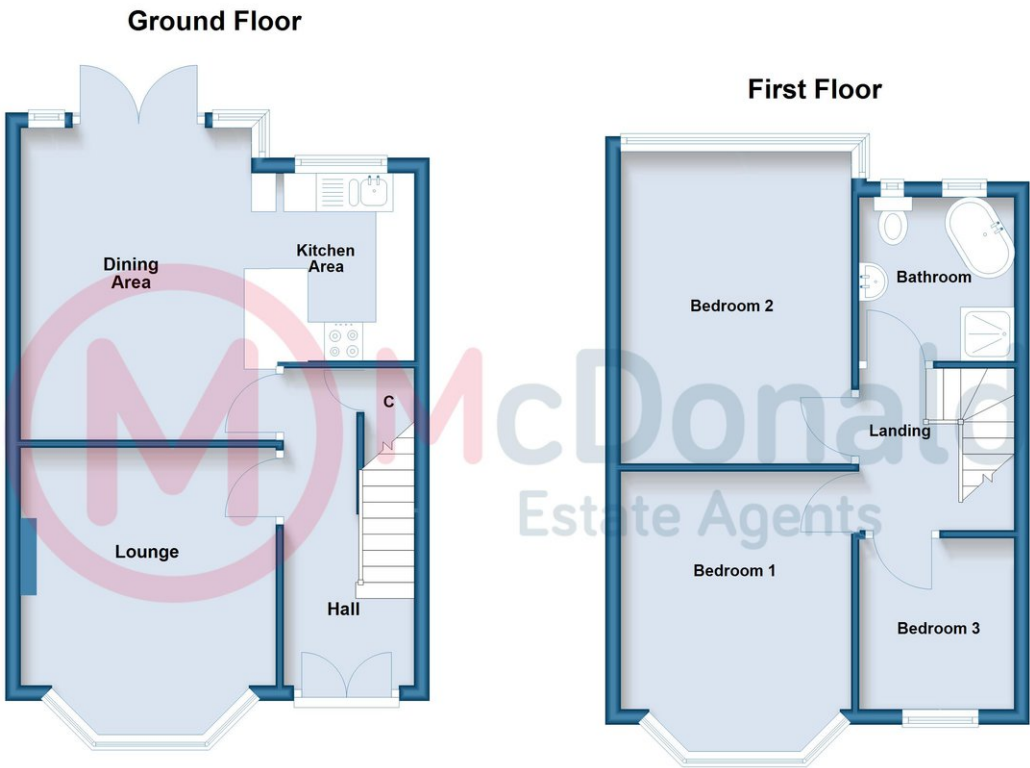


**Directions:** Travel south along Whitegate Drive, take the 12th right turn into Condor Grove, at the traffic lights turn left into Park Road. Continue to the next set of traffic lights and turn right into Bloomfield Road. Then take the first left into Boardman Avenue. Finally first left again into Baldwin Grove.

**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>		85
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	
(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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Plan produced using PlanUp.

**Baldwin Grove**

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