

McDonald
Estate Agents
Fylde Coast Property Hub
81-83 Red Bank Road, Bispham, FY2 9HZ
01253 **398 498**
sales@mcdonaldproperty.co.uk
www.mcdonaldproperty.co.uk



3 Gloucester Avenue, Blackpool, FY1 4EH

£293,950

This detached residence simply oozes character and is a beautiful example, with the added bonus of a two-storey COACH HOUSE, which could provide a garage as well as possible office or studio space.

There are THREE DOUBLE bedrooms and a family bathroom, all accessed off the impressive galleried landing.

To the ground floor are THREE separate reception rooms and a small UTILITY to supplement the fitted kitchen.

Whilst some TLC and further modernisation would be beneficial, there is excellent potential and opportunity to build in additional value to what is a stunning and spacious character home.







- **THREE bedrooms**
- **THREE receptions**
- **FITTED kitchen**
- **Utility room**
- **Family bathroom**

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- **Garage / COACHOUSE**
- **UPVC double glazing**
- **Gas central heating**
- **Beautiful character home**



Hall: Spacious hallway, Spindled staircase, Coved ceiling, Radiator.

Vestibule: UPVC double glazed window.



Cloakroom: Including understairs storage, UPVC double glazed window.

Lounge: 14'6" x 11'9" (4.42 m x 3.58 m) Feature fireplace with fire surround and tiled inset, Coved ceiling, UPVC double glazed bay window, Double radiator.

Second Lounge: 15'6" x 11'5" (4.72 m x 3.48 m) Fireplace with fire surround, tiled inset and living flame coal effect gas fire, Hard wood double glazed bay window, Double radiator.



Kitchen: 14'8" x 9'0" (4.47 m x 2.74 m) Fitted wall and base cupboard units, Complementary worktops, One and a half bowl stainless steel sink, Plumbed for dishwasher, Part tiled walls, Tiled floor, Double radiator, UPVC double glazed window and side door. Directly open to:-

Dining Room: 9'0" x 7'3" (2.74 m x 2.21 m) Tiled floor, UPVC double glazed patio doors, Double radiator.

Utility: Roll edge worktop, Plumbed for washing machine, Combi gas central heating boiler, Tiled floor.

First Floor:



Galleried Landing: UPVC double glazed 'oriel' bay window, Radiator.

Bedroom 1: 15'6" x 11'10" (4.72 m x 3.61 m) Fitted wardrobes with sliding doors, UPVC double glazed bay window, Double radiator.

Bedroom 2: 13'0" x 11'7" (3.96 m x 3.53 m) UPVC double glazed window, Double radiator.

Bedroom 3: 9'4" x 9'3" (2.84 m x 2.82 m) UPVC double glazed window, Radiator.



Bathroom: Modern four piece bathroom comprising; Panelled bath with shower attachment, Vanity wash basin, Separate shower cubicle, Low flush WC. Tiled walls, Two UPVC double glazed windows, Radiator.

Outside:

Front: Lawned with inset flowerbeds.

Rear: Concrete and paved patios, Mainly lawned, Established flowerbeds to border.

Coach House/Garage: Folding 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 - D £2513.22 (2026/27)



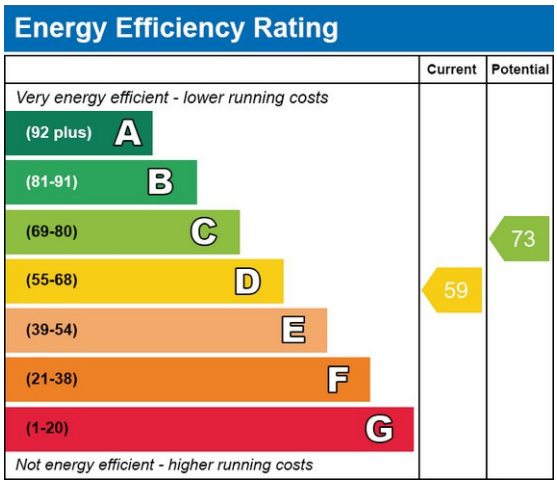






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Directions: Travel south along Whitegate Drive. After passing through the first set of traffic lights turn seventh right into Gloucester Avenue.



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.



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