



**78 Stony Hill Avenue, Blackpool,
FY4 1PP**

£310,000

This is an absolutely stunning home, refurbished to an exceptional standard and a true credit to the current owners.

The property features a stylish lounge complete with a contemporary media wall and integrated feature fire. A superb, stylish fitted kitchen offers integrated appliances, a freestanding island with breakfast bar, and elegant quartz worktops throughout, supplemented by a separate utility room. This impressive space flows seamlessly into the dining area and a secondary lounge, with multiple bi-fold doors opening out to the sunny west-facing rear garden.

To the first floor, there are three well-proportioned bedrooms and a beautifully appointed four-piece contemporary bathroom.

Externally, the property benefits from ample off-road parking, while the rear garden extends to over 40ft in length and includes a spacious timber sun-deck patio area—perfect for outdoor entertaining.

Situated in one of FY4's most desirable locations, the home is conveniently located approximately 0.6 miles from the seafront and just 0.3 miles from Highfield Road, offering a wide range of shops and amenities.

This property is an absolute must-see—early viewing is highly recommended.

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- **STUNNING family home**
- **THREE bedrooms**
- **Lounge area**
- **Living area**
- **Dining area**
- **STYLISH kitchen**
- **UTILITY room**
- **FOUR piece bathroom**
- **UPVC double glazing**
- **Gas central heating**



Hall: Spacious reception hall, Spindled staircase, Meter cupboard, Double glazed composite front door, Radiator.

Lounge: 14'5" x 11'11" (4.39 m x 3.63 m) Stylish media wall with integrated living flame 'log' effect warm air fire and displays to alcoves, UPVC double glazed bay window, Radiator. Double sliding doors to:-

Dining Kitchen/Lounge Area: 23'10" x 17'10" (7.26 m x 5.44 m) Stunning open plan living and dining area comprising:

Kitchen Area: Beautiful range of contemporary wall and base cupboard units with quartz worktops, Sizeable freestanding island, Integrated appliances to include; Large fridge and freezer, oven and grill, dishwasher, washing machine, hob with extractor. 'Fahren' hot tap, Two vertical feature radiators.



Dining Area/Second Lounge: () Wood effect laminate flooring, Stunning 'atrium' vaulted ceiling, Bi-fold doors to rear garden.

Ground Floor WC: Low flush WC, Wash basin, Wood effect laminate flooring, UPVC double glazed window, Radiator.

Utility Room: 8'9" x 4'2" (2.67 m x 1.27 m) Modern range of wall and base cupboard units, Quartz worktops, Composite double glazed rear door, Plumbed for washing machine, Light and power, Extractor fan, Concealed gas central heating boiler.



First Floor:

Landing: UPVC double glazed window.

Bedroom 1: 14'11" x 11'2" (4.55 m x 3.40 m) UPVC double glazed bay window, Radiator.

Bedroom 2: 14'2" x 11'1" (4.32 m x 3.38 m) Fitted range of wall and base cupboard, UPVC double glazed window, Radiator.

Bedroom 3: 8'0" x 7'9" (2.44 m x 2.36 m) UPVC double glazed window, Radiator.



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Bathroom: Stunning, contemporary bathroom comprising; Bath, Separate shower 'wet' area with dual shower head, Integrated low flush WC and wash basin, Beautifully tiled walls and floor, UPVC double glazed window, Heated towel rail/radiator.

Outside:

Front: Lawned with bark chippings to flowerbed.

Rear: Sunnier west facing aspect, Lawned with raised timber sun deck, Flowerbed to border, Numerous established trees and shrubs, Superb level of privacy.

Parking: Off street parking to concrete driveway.

Heating: Gas central heating (NOT TESTED).

***Tenure:** We have been informed that the property is freehold.
***Possessory title currently held.** The sellers are happy to provide an indemnity insurance for anyone who requires it. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - D £2513.22 (2026/27)

Additional Information: Total floor space measures in the region of 113.6 sq/m.

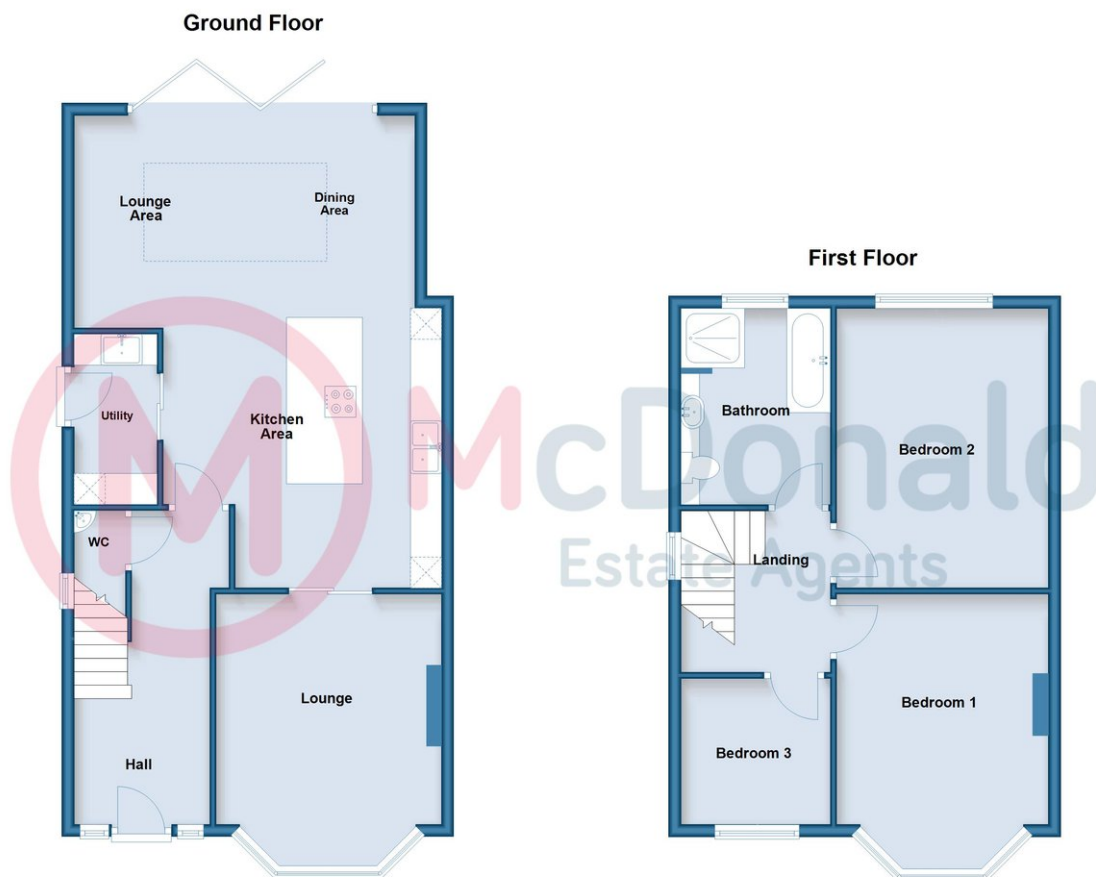


Directions: Take Lytham Road heading south to the traffic lights at Highfield Road/Harrowside. Turn right onto Harrowside and first left onto Stonyhill Avenue.

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		77
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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Stony Hill Avenue

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