



**2 St. Vincent Avenue, Blackpool**  
Blackpool

Offers Over **£270,000**



## 2 St. Vincent Avenue

Blackpool

Set within a prime location just off Whitegate Drive, this spacious and extended Semi Detached House offers a plethora of desirable features for the discerning buyer. The property's proximity to Stanley Park, Victoria Hospital, motorway access, and various amenities makes it an ideal choice for those seeking convenience and comfort. Stepping into the entrance vestibule, one is greeted by a charming hallway adorned with original wood floors leading to the inviting lounge boasting a feature log burner and more original wood flooring. The adjacent dining room offers a touch of elegance with its solid wood floors, creating a seamless flow throughout the ground floor. The fitted kitchen is a culinary delight, complete with modern appliances including a built-in dishwasher, fridge/freezer, washing machine, and microwave, set against quartz worktops and a classic Belfast sink.

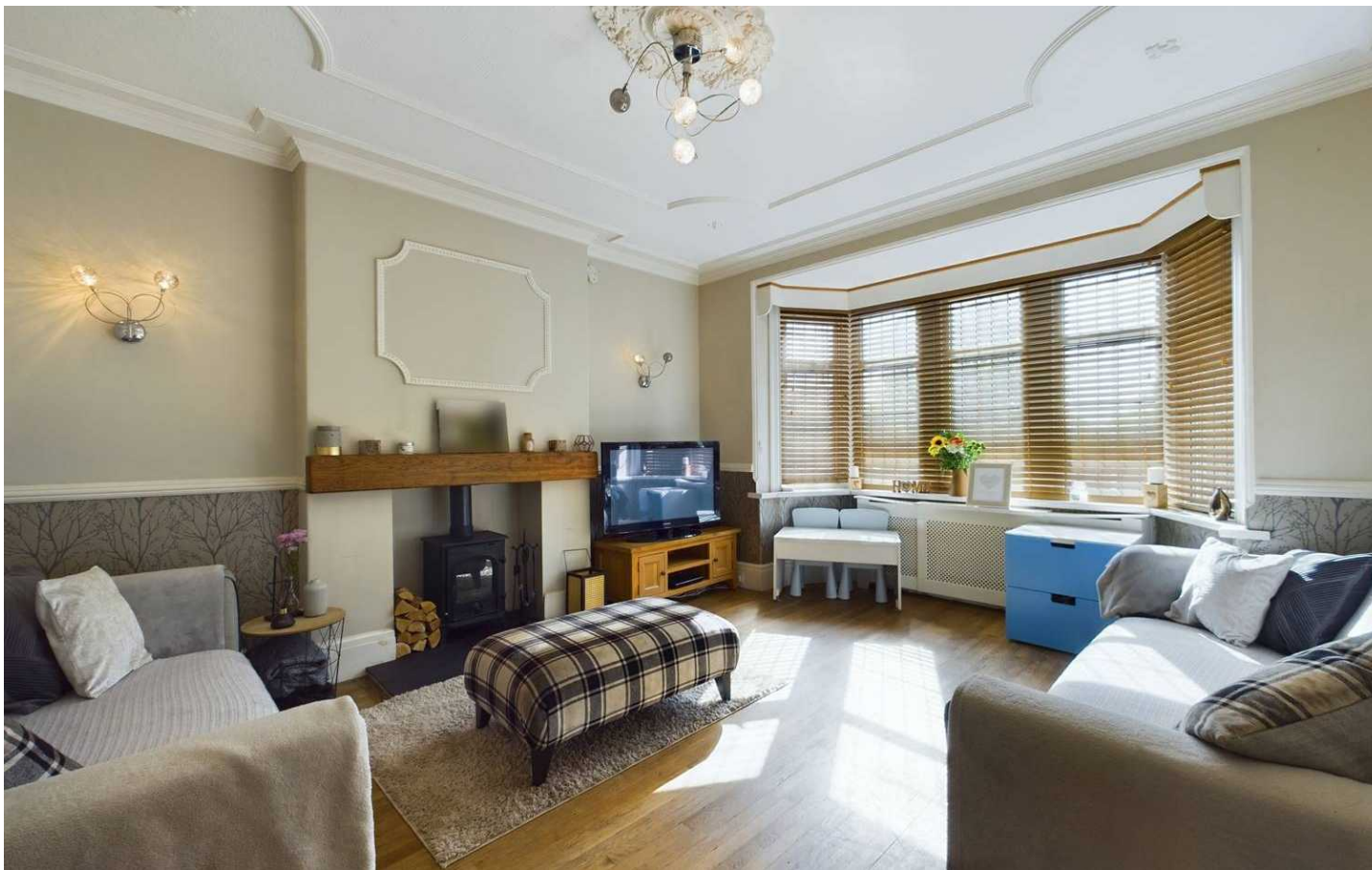
The property further boasts four generously sized bedrooms on the first floor, including one en-suite, along with a family bathroom. Ascending to the second floor, a bonus bedroom, bathroom, and study provide versatile living spaces to suit individual needs. Creature comforts such as gas central heating and uPVC double glazing enhance the property's appeal, ensuring a warm and energy-efficient living environment. Outside, the property offers ample amenities including a driveway, garage with power and light, and an attached utility room with corresponding facilities. The enclosed north-facing garden is a tranquil retreat, complete with a playhouse featuring a built-in slide and wooden seating area, providing a perfect setting for outdoor relaxation and entertainment. With its blend of character features and modern conveniences, this Semi Detached House offers a harmonious balance of style and functionality, making it a sought-after choice for prospective homeowners looking to settle in a desirable locale.

Council Tax band: C

Tenure: Freehold







- Spacious & Extended Semi Detached House situated in a popular location just off Whitegate Drive, close to Stanley Park, Victoria Hospital, access to the motorway and other amenities.
- Entrance Vestibule, Hallway with original wood floor, Lounge with feature log burner and original wood floor, Dining Room with solid wood floor.
- Fitted Kitchen with built-in dishwasher, fridge/freezer, washing machine and microwave, quartz worktop and Belfast sink
- 4 Bedrooms with 1 En-Suite plus Family Bathroom on the first floor plus a further bedroom, Bathroom and Study to the second floor
- Gas Central Heating, uPVC Double Glazing
- Driveway, Garage with power and light and attached Utility Room with power and light, enclosed north facing garden with playhouse with built-in slide and wooden seating area





### Entrance Vestibule

### Hallway

### Lounge

16' 3" x 13' 3" (4.95m x 4.05m)

### Dining Room

13' 4" x 11' 5" (4.07m x 3.47m)

### Kitchen

19' 2" x 8' 10" (5.83m x 2.69m)

### First Floor Landing

### Bedroom 1

13' 0" x 10' 9" (3.96m x 3.28m)

### En-Suite

3' 4" x 7' 10" (1.02m x 2.38m)

### Bedroom 2

13' 3" x 9' 7" (4.05m x 2.92m)

### Bedroom 3

9' 11" x 6' 11" (3.02m x 2.11m)

### Bedroom 4

7' 7" x 8' 10" (2.32m x 2.70m)

### Bathroom

11' 4" x 5' 11" (3.45m x 1.81m)

### Second Floor Landing

### Bedroom 5

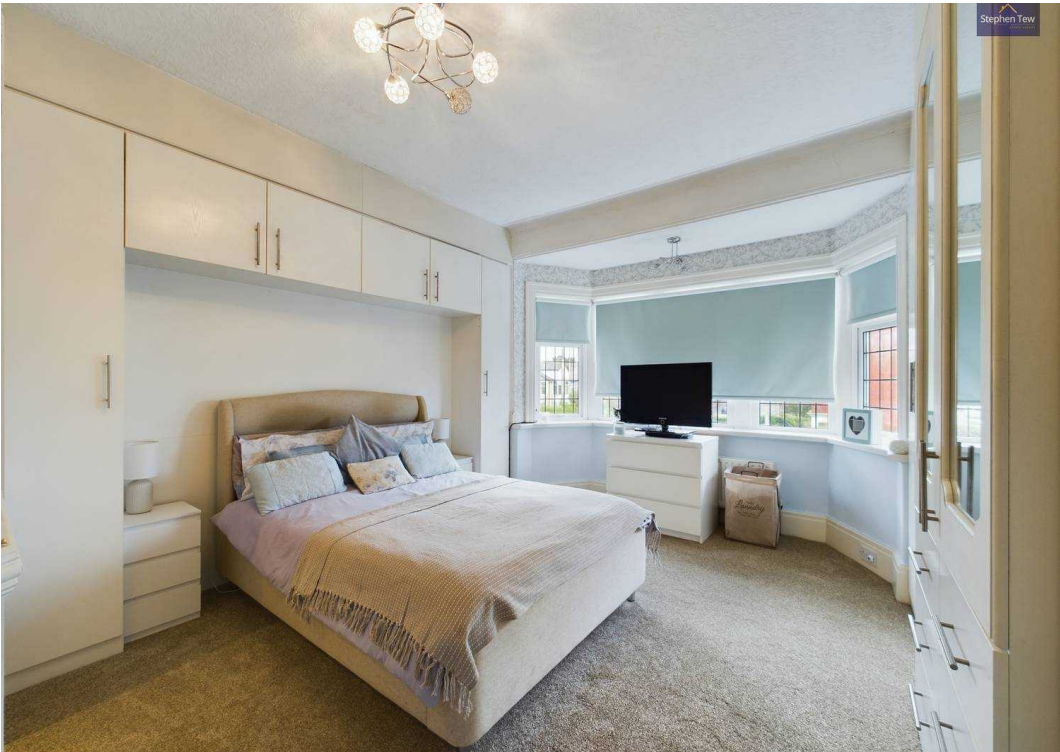
13' 7" x 9' 5" (4.13m x 2.86m)

### Study

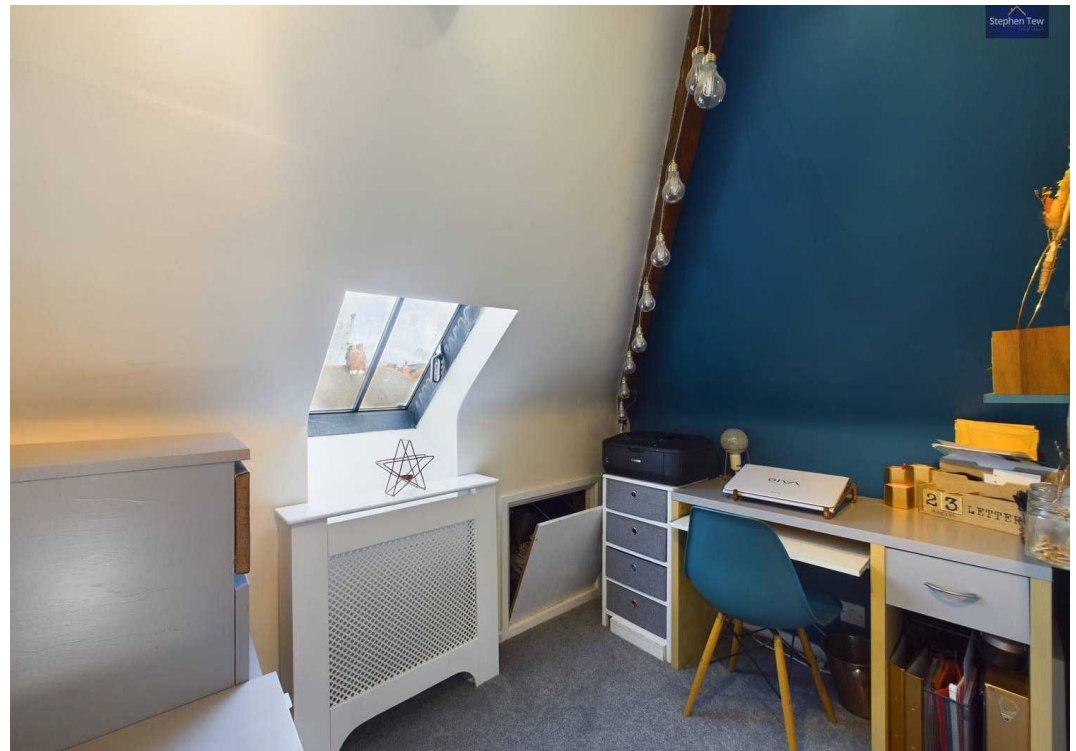
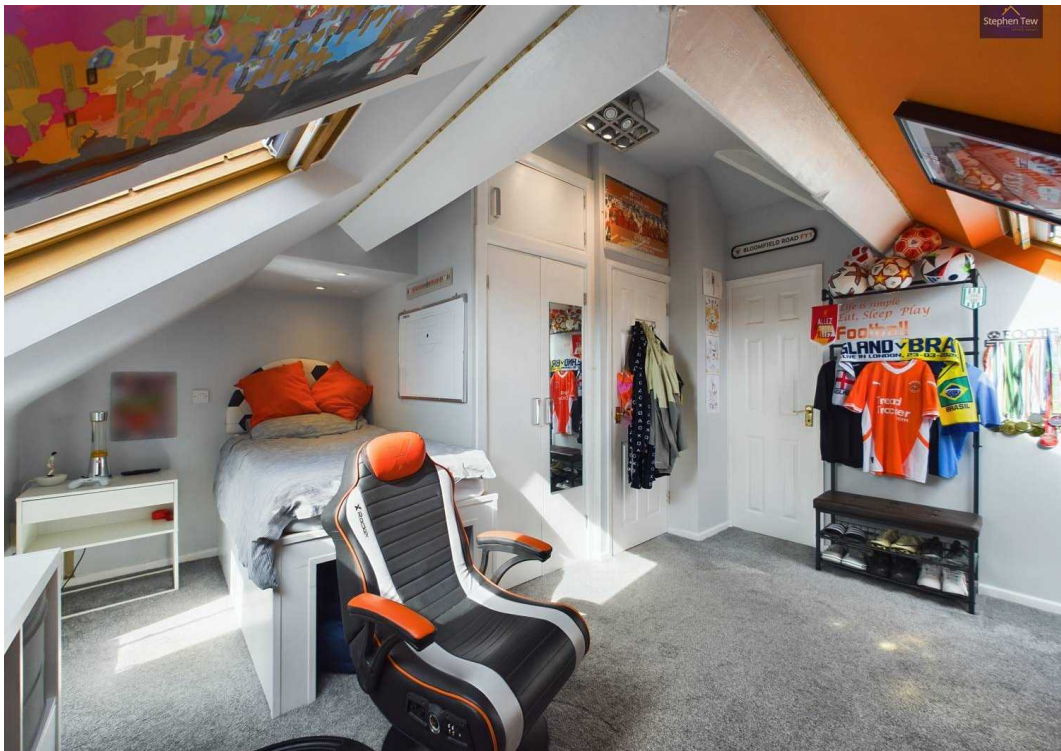
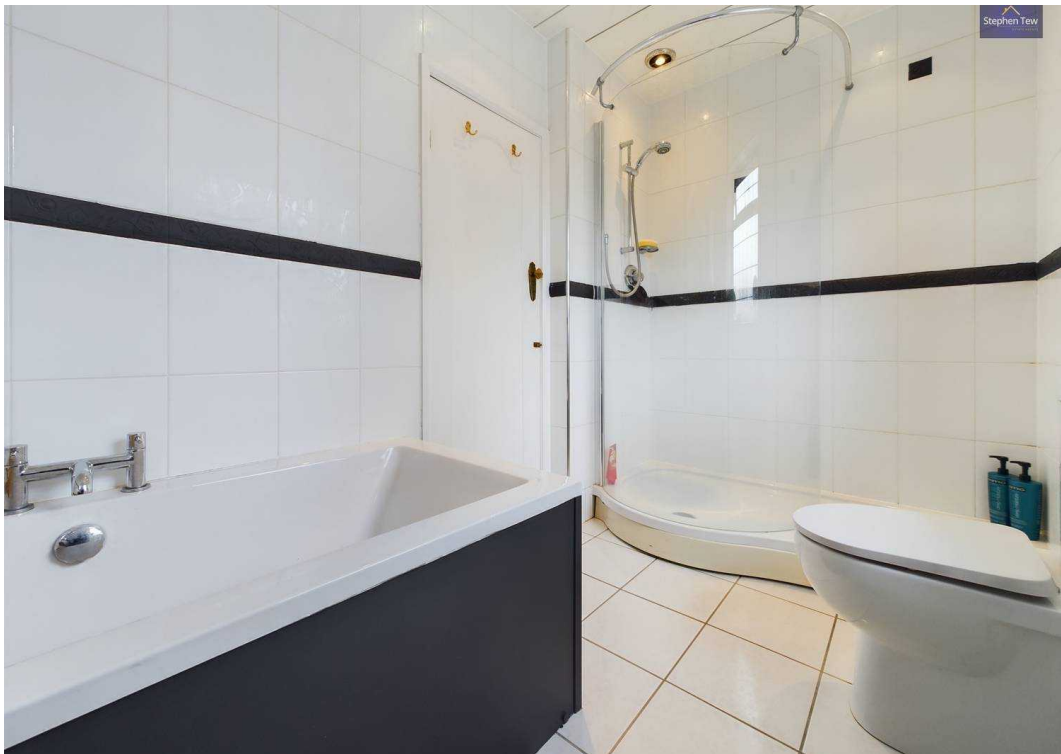
5' 8" x 8' 4" (1.72m x 2.54m)















#### **FRONT GARDEN**

#### **REAR GARDEN**

Enclosed garden to the rear with patio area and laid to lawn. Wooden playhouse with slide and additional wooden seating area. Access to the garage.

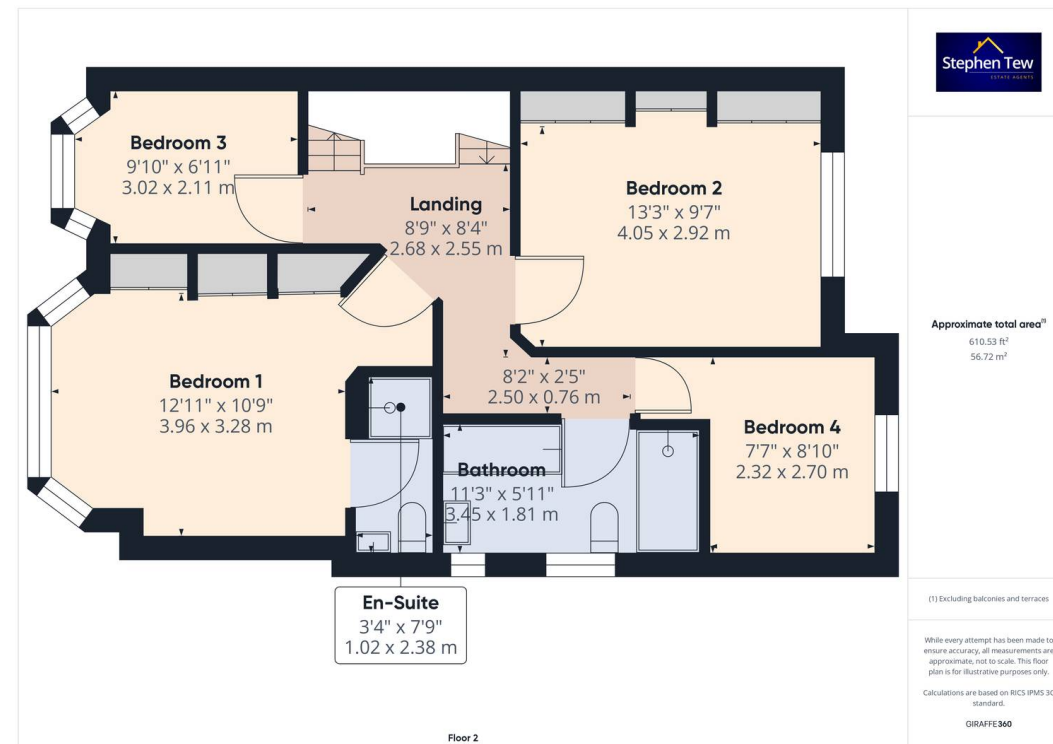
#### **DRIVEWAY**

2 Parking Spaces

#### **GARAGE**

Single Garage









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