



26 Gainsborough Road, Blackpool,  
FY1 4DZ

**£134,950**

This charming three-bedroom terraced home is filled with beautiful period features whilst offering modern living. Located conveniently off Whitegate Drive, it offers easy access to a variety of shops, bars, and local amenities - an ideal choice for first-time buyers.

The ground floor is made up of the lounge and dining room, connected by glass panelled doors giving the option to open up the space, plus modern kitchen.

Upstairs, you'll find three well-proportioned bedrooms, each retaining original features including the internal doors with stunning, stained glass windows. The garden at the rear is low-maintenance, and south facing providing a perfect outdoor space enjoying the sun!

With no onward chain delay, this property is ready for you to move in and make it your own. Its blend of period charm and modern convenience makes it a fantastic opportunity for first-time buyers looking for a home full of character in a convenient spot.

- Well presented throughout
- Solid oak floors

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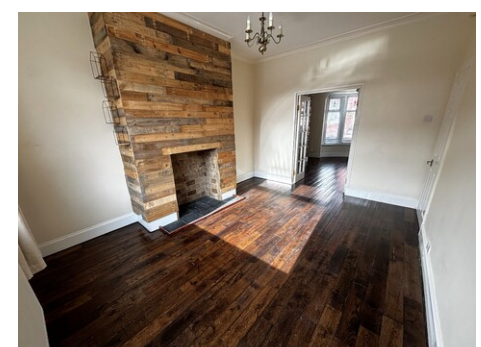
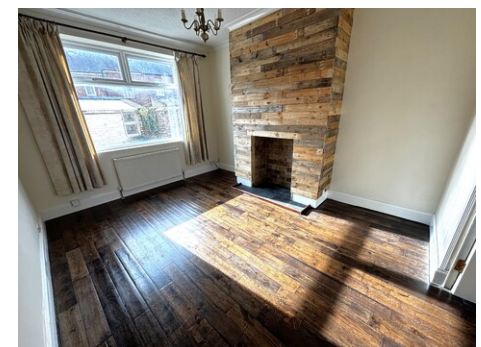
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- No chain delay
- Two reception rooms
- South facing rear
- Alarmed
- Conveniently located by local amenities



**Entrance:** UPVC double glazed double doors.

**Porch:** Part panelled walls, Meter cupboard.

**Hall:** Solid oak flooring, Coved ceiling, Radiator.

**Lounge:** 11'8" x 11'2" (3.56 m x 3.40 m) Solid oak flooring, Coved ceiling, UPVC double glazed bay window, Radiator. Double glazed double doors to:-



**Dining Room:** 13'8" x 11'2" (4.17 m x 3.40 m) Feature wood panelling to the chimney breast, Solid oak flooring, UPVC double glazed window, Radiator.

**Kitchen:** 10'2" x 5'5" (3.10 m x 1.65 m) Fitted wall and base cupboard units with complementary worktops, Tiled splash back, Stainless steel sink, Integrated electric oven and hob with extractor over, Space for under counter fridge and freezer, Tiled floor, Spot lighting, UPVC double glazed door and window,



**First Floor:**

**Landing:** Skylight, wall lights.

**Bedroom 1:** 11'7" x 10'5" (3.53 m x 3.17 m) UPVC double glazed window, Radiator.

**Bedroom 2:** 14'0" x 10'11" (4.27 m x 3.33 m) Fitted wardrobes, UPVC double glazed window, Radiator.



**Bedroom 3:** 8'0" x 6'4" (2.44 m x 1.93 m) Wall mounted Worcester combi boiler, UPVC double glazed window, Radiator.

**Bathroom:** Corner shower unit, Panelled bath, Vanity wash basin, Low flush WC, Laminate flooring, Spot lighting, Part tiled walls, UPVC double glazed window.



**Outside:**

**Front:** Paved forecourt garden.

**Rear:** Paved patio area with gravel borders, Brick built outbuilding.

**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 - A £1518.000 (2024/25)

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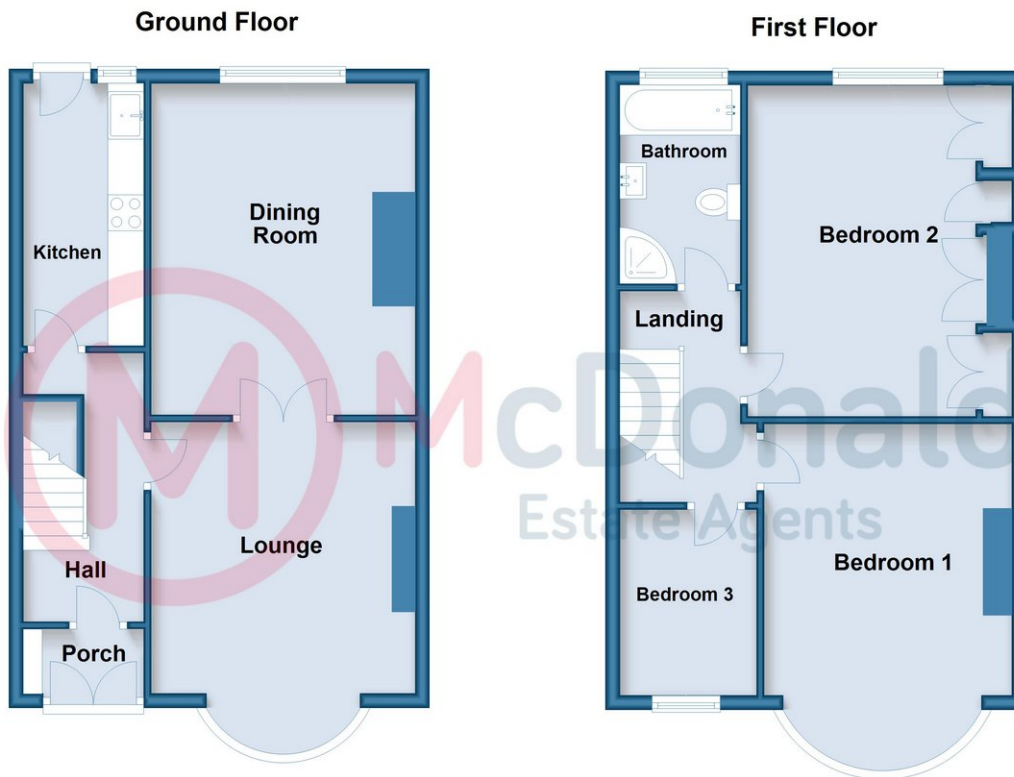


**Directions:** Travel south along Whitegate Drive. After the first set of lights turn third right into Gainsborough Road.

**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>		80
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	63	
(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.

**Gainsborough Road**

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