



6 Bedrooms

House

Offers invited

£280,000

Located in

Blackpool



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# 18 Napier Avenue

Blackpool | | FY4 1PA



Needs to be finished painning Howdens Kitchen that cost £30,000 still in Boxes to be fitted.

with the electric still need to be finished and the plumbing not finished and parts of the second fixings of carpentry work IE doors skirting boards etc and last but no means least his floor coverings carpets wooden panel floors etc will need to done by new buyer.

Offers invited

Nestled on the charming Napier Avenue in Blackpool, this impressive house offers a splendid blend of space and comfort, perfect for family living or entertaining guests. Built in 1930, the property boasts a generous 2,443 square feet of well-designed living space, ensuring ample room for all your needs.

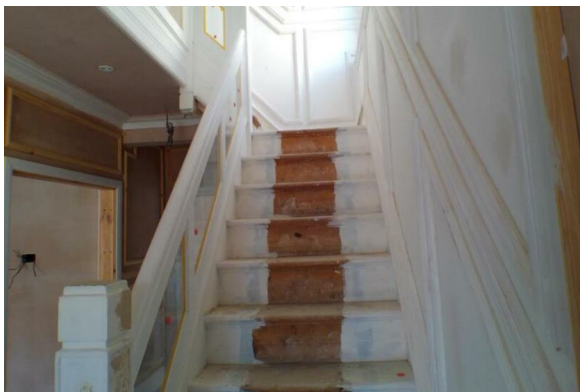
With six spacious bedrooms, each designed to provide a peaceful retreat, this home is ideal for larger families or those who enjoy hosting visitors. The six bathrooms add a touch of luxury and convenience, making morning routines and guest stays a breeze.

The property features three elegant reception rooms, providing versatile spaces that can be tailored to your lifestyle. Whether you envision a formal dining area, a cosy lounge, or a vibrant playroom, these rooms offer the flexibility to create the perfect environment for relaxation and entertainment.

The location in Blackpool is another highlight, known for its vibrant culture and proximity to stunning coastal views. Residents can enjoy the lively atmosphere of the town while also having the comfort of a spacious family home.

# 18 Napier Avenue

£280,000 Freehold



- Offers invited for this 6 spacious bedrooms with 6 modern bathrooms ensuite
- 3 cosy reception rooms
- Built in 1930
- Close to Blackpool amenities
- Viewing highly recommended
- Howdens Kitchen cost £30,000 and still in Boxes to be fitted.
- House on Napier Avenue
- 2,443 sq ft of space
- Ideal for large families
- Ample living space



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Council Tax Band D

## Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
<b>England &amp; Wales</b>	45	
EU Directive 2002/91/EC		

213 Waterloo Road  
Blackpool  
Lancashire  
FY4 3AA



hello@propertychoices.uk

01253490025

<https://propertychoices.co.uk/>