



8 King George Avenue,
Blackpool, FY2 9SN

£264,950

This recently renovated four-bedroom home in Blackpool offers luxurious coastal living across three thoughtfully designed floors, located 150 yards from Queens Promenade.

On the ground floor, the front lounge provides a spacious yet cozy, stylish space to relax. At the rear, an open-plan living, dining, and kitchen area creates a seamless flow, perfect for entertaining or family time. The modern kitchen features high-end finishes and ample space, while a separate utility room adds convenience.

The first floor houses three well-appointed, double bedrooms, a contemporary shower room, and a spacious family bathroom with elegant fixtures. The second floor is dedicated to the fourth bedroom, offering a private retreat with Velux window and eaves storage.

Outside, the rear of the property features a large slate-chipped area with gated access, providing secure parking and additional outdoor space. This home combines sophisticated design with practicality, all just steps from the sea.

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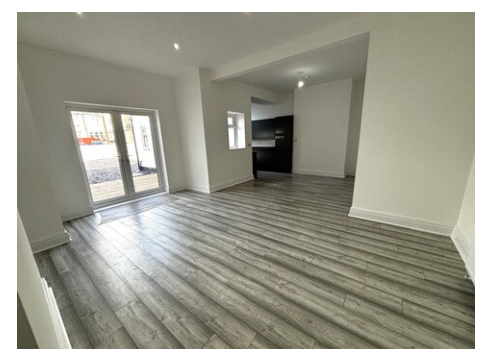
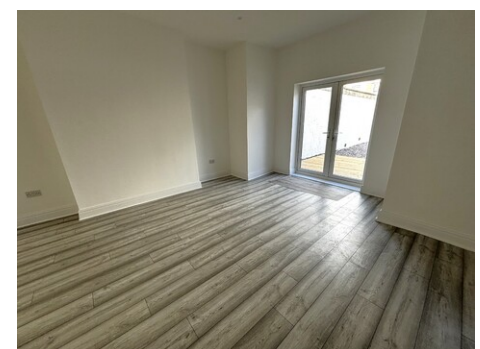
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- **Superb, spacious family home**
- **Excellent room sizes**
- **Recently renovated to a high standard**
- **Three floors**
- **Open plan living to rear**
- **Two bathrooms**
- **Four double bedrooms**
- **Off street parking to rear**
- **150 yards from Queens Promenade!!**
- **NO CHAIN DELAY**

Entrance: Composite front door.

Porch: Double glazed panelled door.

Hall: Storage cupboard, Radiator.

Cloakroom: UPVC double glazed window, Wall mounted boiler, Meter cupboards.

Lounge: 15'11" x 15'1" (4.85 m x 4.60 m) Laminate flooring, UPVC double glazed bay window, Radiator.

Dining Room: 18'3" x 18'2" (5.56 m x 5.54 m) Laminate flooring, Spot lighting, UPVC patio doors to rear, UPVC double glazed window, Radiator. Open to:-

Kitchen: 27'3" x 6'8" (8.31 m x 2.03 m) Stunning fitted wall and base units with complementary worktops, Composite sink and drainer, Integrated electric hob and oven, Extractor hood, Integrated fridge and freezer, Skylight window, Laminate flooring, UPVC double glazed door and window, Radiator.

Utility Room: 6'9" x 8'3" (2.06 m x 2.51 m) Fitted worktops, Space for washing machine and dryer, Laminate flooring, UPVC double glazed window, Radiator.

First Floor:

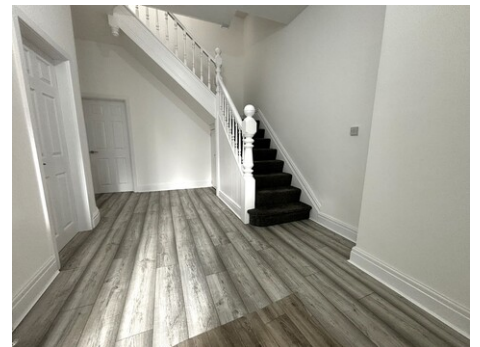
Landing: Stairs to second floor, Radiator.

Bedroom 1: 15'11" x 14'10" (4.85 m x 4.52 m) UPVC double glazed bay window, Radiator.

Bedroom 2: 13'6" x 12'8" (4.11 m x 3.86 m) UPVC double glazed window, Radiator.

Bedroom 3: 11'0" x 9'8" (3.35 m x 2.95 m) UPVC double glazed window, Radiator.

Bathroom: Panelled bath, Double shower unit, Low flush WC, Vanity wash basin, Mirrored cabinet, Spot lighting, Two UPVC double glazed windows.



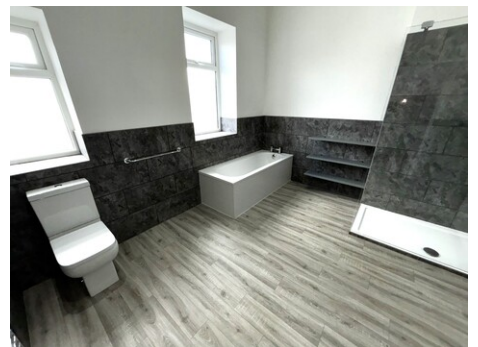
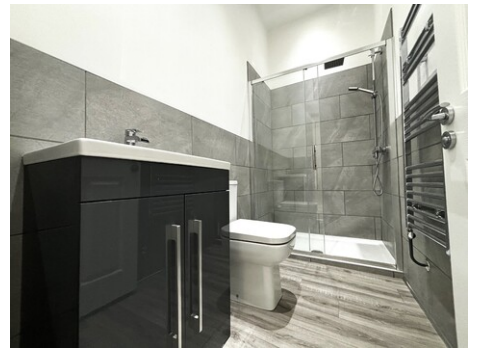
Shower Room: Double shower unit, Low flush WC, Vanity wash basin, Part tiled walls, Extractor fan, Laminate flooring, Towel heater radiator.

Second Floor:

Bedroom 4: 16'6" x 11'5" (5.03 m x 3.48 m) Eaves storage, Velux window, Radiator.

Tenure: We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - D £2277.00 (2024/25)

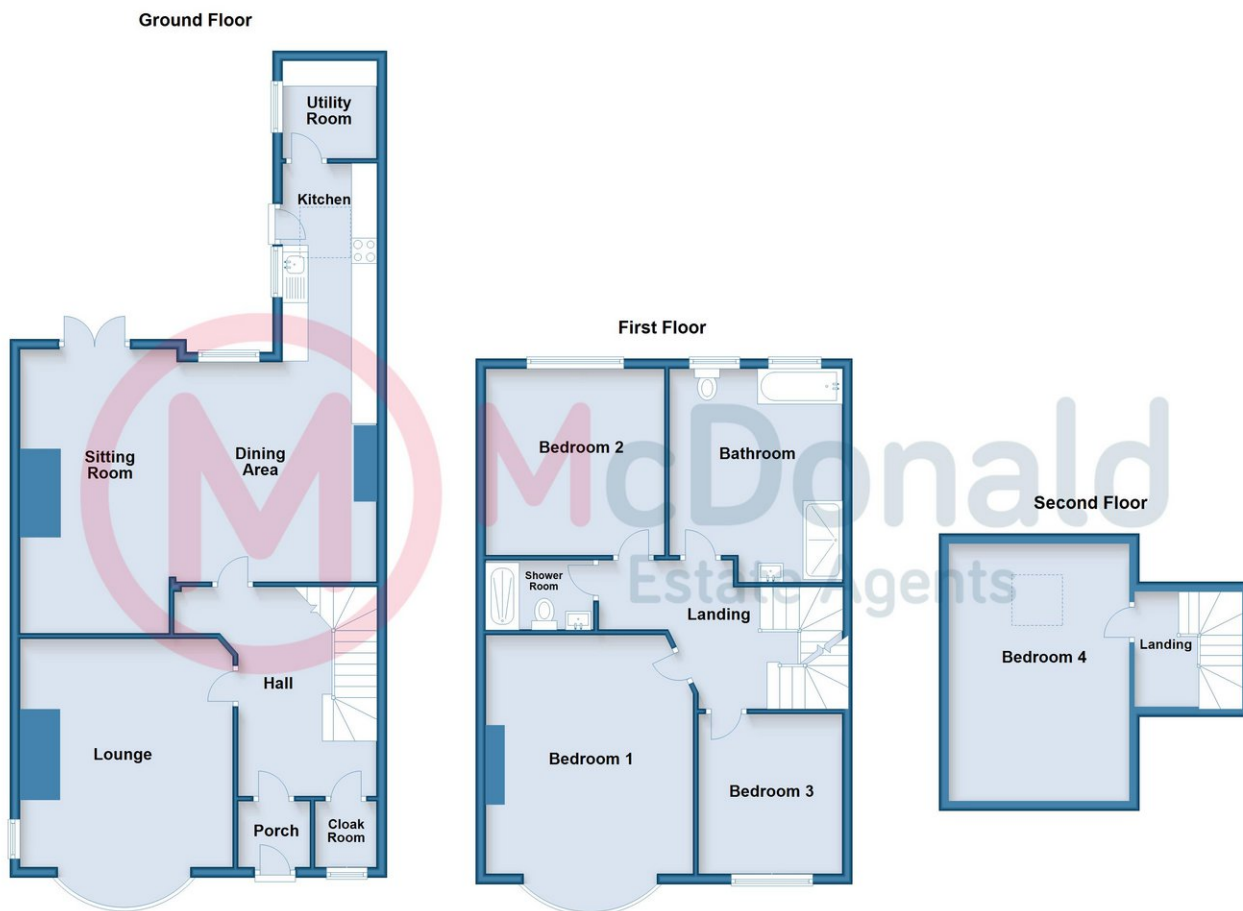


Directions: From our office proceed directly south along Warbreck Drive. At the end turn right into King George Avenue.

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		79
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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King George Avenue

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