



2 Taunton Street, South Shore,
Blackpool, FY4 3BH

£84,950

A LOVELY End Terraced house offering deceptively spacious living with two Reception rooms, two DOUBLE Bedrooms, and a Kitchen around 14' in length. Situated less than a mile from the Promenade, and sold with NO ONWARD CHAIN..... The PERFECT First Time buy or possible Buy To Let.

- Two DOUBLE Bedrooms
- Two Reception rooms
- Attractive Kitchen
- Spacious four piece Bathroom
- UPVC double glazing
- Gas central heating



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Vestibule: UPVC double glazed door.

Lounge: 14'3" x 11'1" (4.34 m x 3.38 m) Fireplace with gas fire, TV point, UPVC double glazed window, Radiator.

Dining Room: 14'3" x 13'1" (4.34 m x 3.99 m) Understairs storage, TV point, UPVC double glazed door.

Kitchen: 14'0" x 6'2" (4.27 m x 1.88 m) Attractive range of wall and base cupboard units with complementary worktops, Split level oven and hob with extractor over, Single drainer stainless steel sink with mixer tap, Plumbed for washing machine and dishwasher, UPVC double glazed window.

First Floor:

Landing:

Bedroom 1: 14'3" x 14'4" (4.34 m x 4.37 m) TV point, UPVC double glazed windows, Radiator.

Bedroom 2: 10'5" x 8'7" (3.17 m x 2.62 m) UPVC double glazed window, Radiator.

Bathroom: A spacious four piece Bathroom comprising; Panelled bath, Step in shower, Low flush WC, Pedestal wash basin, UPVC double glazed window, Radiator.

Outside:

Rear: Paved yard to the rear.

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 £1518.00 (2024/25)



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Directions: Heading SOUTH along the Promenade. Bearing left into Lytham Road at the Manchester Pub. After passing Bloomfield Road, take the tenth left into Waterloo Road. At the next major lights turn right into St. Anne's Road. Then second left into Aintree Road. Finally fourth left into Taunton Street.

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		83
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Ground Floor



First Floor



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Taunton Street

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