



213 Kingscote Drive, Blackpool,  
FY3 7EW

**£139,950**

**\*\*\* EXTENDED FAMILY HOME OVERLOOKING LOCAL PARK \*\*\***

This is an end garden terraced family home. Well presented with TWO separate reception rooms, a FITTED kitchen now OVER 17ft long. To the first floor a THREE bedrooms and bathroom.

The property stands on a generous CORNER SITE with possible further parking and an invaluable GARAGE. Directly overlooking a LOCAL PARK and within just 1/4 mile of local shops and amenities in LAYTON centre.  
No chain.

- THREE bedrooms
- Two SEPARATE receptions
- EXTENDED fitted kitchen
- Bathroom
- UPVC double glazing
- Gas central heating
- Gardens front, side and rear
- GARAGE
- No chain

Award winning property sales since 1948.



**McDonald**

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**Hall:** Staircase, Meter cupboard, Understairs storage, Radiator.

**Lounge:** 13'9" x 11'8" (4.19 m x 3.56 m) Decorative fireplace with polished wood fire surround, composite marble inset and hearth and living flame coal effect gas fire, UPVC double glazed bay window, Double radiator.

**Dining Room:** 14'9" x 11'2" (4.50 m x 3.40 m) Feature fireplace with polished wood fire surround, composite marble inset and hearth and living flame coal effect gas fire, UPVC double glazed bay window, Double radiator.

**Extended Kitchen:** 17'6" x 5'8" (5.33 m x 1.73 m) Fitted wall and base cupboard units, Complementary worktops, Stainless steel sink, Built in oven and hob with extractor, Plumbed for washing machine, UPVC double glazed windows and rear door, Radiator.

**First Floor:**

**Landing:** Loft access via aluminium ladder.

**Bedroom 1:** 14'2" x 11'0" (4.32 m x 3.35 m) Built in wardrobes, UPVC double glazed bay window, Radiator.

**Bedroom 2:** 11'7" x 10'10" (3.53 m x 3.30 m) Built in wardrobes also housing combi gas central heating boiler, UPVC double glazed window, Double radiator.

**Bedroom 3:** 7'7" x 6'7" (2.31 m x 2.01 m) UPVC double glazed window, Radiator.

**Bathroom:** Comprising; Panelled bath with overhead shower and screen, Tiled walls and floor, UPVC double glazed window, Radiator.

**Second Floor:**

**Attic Room:** 16'5" x 10'9" (5.00 m x 3.28 m) Light and power.

**Outside:**

**Front and Side:** Concrete path, Crazy paved, Inset flowerbed.

**Rear:** Mostly as concrete, Paved patio for ease of maintenance, Brick store, Gated access to:-

**Garage:** Brick garage, UPVC double glazed window.

**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 - B £1860.61 (2025/26)



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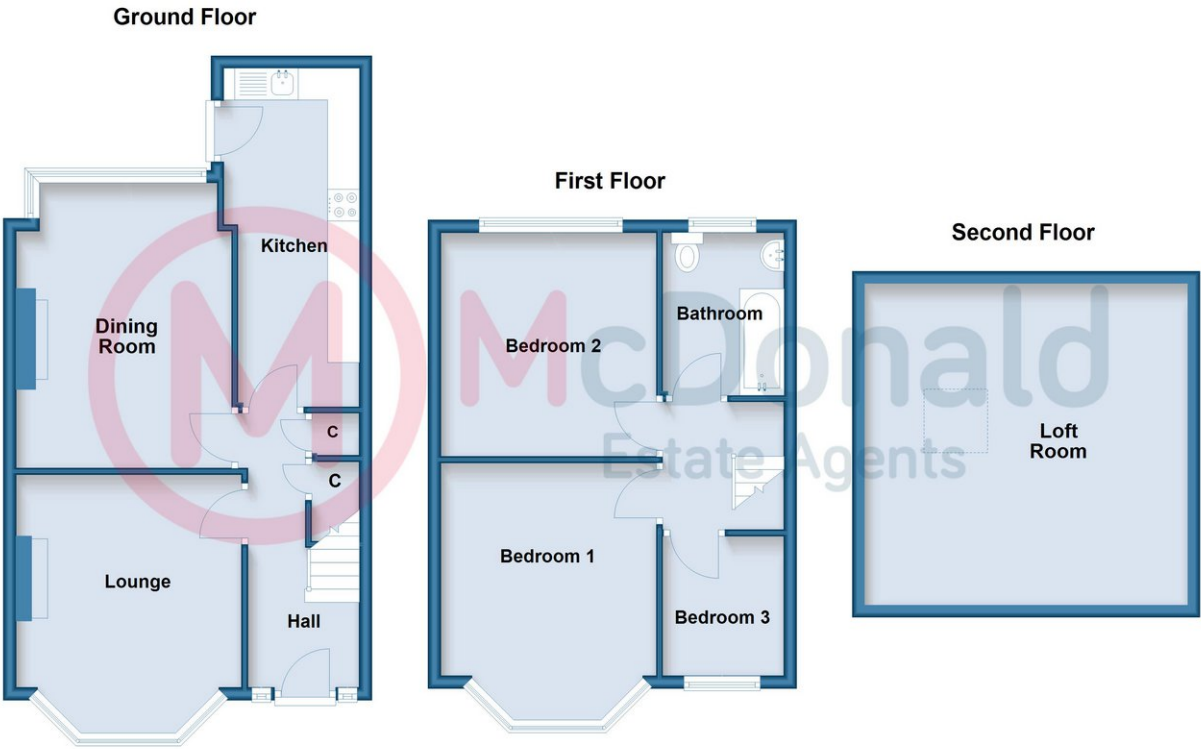


**Directions:** At the main traffic light junction with Devonshire Road and Talbot Road, Turn into Talbot Road heading towards Layton, take the seventh turning on your right into Grange Road, then take the second left into Kingscote Drive.

**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>	68	
(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		



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Plan produced using PlanUp.

Kingscote Drive

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