



180 Park Road, Blackpool, Lancashire,
FY1 5QS

£249,950

*** SUPERB DETACHED RENOVATED HOME - A MUST SEE ! ***

This **EXTENDED** detached home has undergone **EXTENSIVE** renovations and now presents as a **STUNNING** home with a modern contemporary theme throughout.

Briefly comprising; **THREE DOUBLE** bedrooms, where the smallest is well **OVER 9ft x 7ft**, plus there is potential for a **FOURTH** bedroom, where the living room has been developed to enable conversion with an en-suite.

There is also a **LARGE** open plan lounge and **STYLISH** fitted breakfast kitchen with an impressive range of **INTEGRATED APPLIANCES** and a modern **FOUR** piece family bathroom supplemented by an additional ground floor WC.

Standing upon an **IMPOSING PLOT** with off street parking and lawned gardens.

A MUST SEE !

- **THREE DOUBLE** bedrooms
- Possible 4th Bedroom with en-suite
- **OPEN PLAN** lounge; **STYLISH** fitted kitchen
- Separate **UTILITY** and **WC**
- **FOUR** piece bathroom
- **IMPOSING** plot
- **BEAUTIFULLY RENOVATED.**



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Hallway: Staircase, Understairs storage with meters, Double glazed composite front door, UPVC double glazed window, Radiator.

Lounge: 13'2" x 11'11" (4.01 m x 3.63 m) UPVC double glazed window, Radiator. Directly open to:-

Breakfast Kitchen Area: 18'10" x 10'3" (5.74 m x 3.12 m) Stylish range of fitted wall and base cupboard units, complementary roll edge worktops and breakfast bar to free standing island, One and a half bowl stainless steel sink, Impressive range of integrated appliances to include; Double oven/grill, Microwave, Fridge, Freezer, Induction hob with overhead extractor hood. Built in cupboard also housing combi gas central heating boiler, Part tiled walls, Luxury Vinyl tiles, Two UPVC double glazed windows and rear door, Feature vertical radiator.

Utility Room: 6'10" x 5'1" (2.08 m x 1.55 m) Fitted wall unit, Complementary roll edge worktop, Plumbed for washing machine, UPVC double glazed window.

Ground Floor Wc: Low flush wc, Wash hand basin, Heated towel rail/Radiator

Living Room: 12'9" x 10'4" (3.89 m x 3.15 m) Luxury Vinyl tiles, UPVC double glazed windows to two elevations, Radiator. *(Potential as a fourth bedroom with en-suite)

First Floor:

Landing: Two UPVC double glazed windows.

Bedroom 1: 11'11" x 11'8" (3.63 m x 3.56 m) Two UPVC double glazed windows, Radiator.

Bedroom 2: 12'7" x 10'6" (3.84 m x 3.20 m) Two UPVC double glazed windows, Radiator.

Bedroom 3: 9'2" x 7'10" (2.79 m x 2.39 m) UPVC double glazed window, Radiator.

Bathroom: Stunning four piece contemporary bathroom comprising; Bath with shower attachment, Separate shower cubicle, Vanity wash basin, Low flush WC, Tiled walls, Two UPVC double glazed windows on two elevations, Heated towel rail/radiator.

Outside:

Front: Mostly lawned, Established flowerbeds to border.

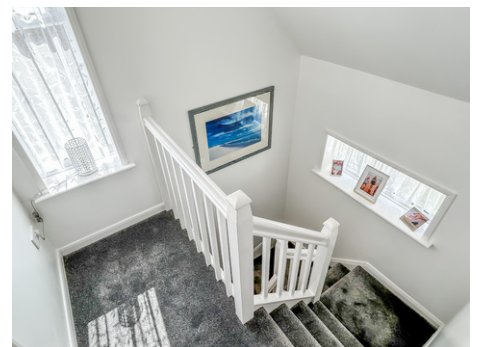
Rear: Lawned with paved path, Timber shed.

Parking: Off street parking to stone gravelled driveway.

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 £1594.81 (2025/26)

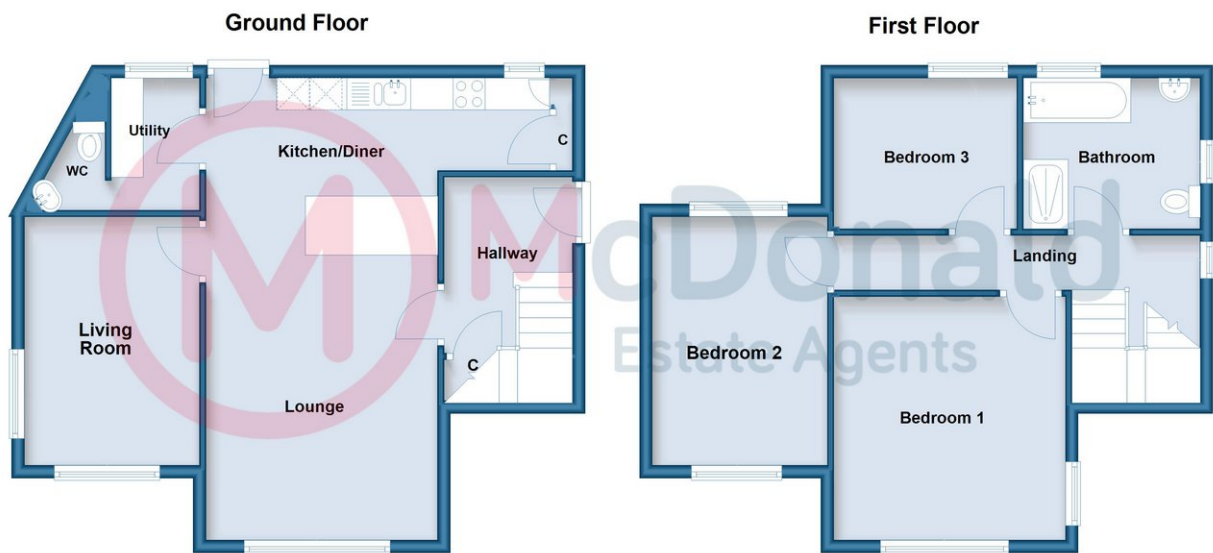


Directions: From Blackpool town centre travel directly south along Park Road. Number 180 is some distance along on your left.

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		84
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Plan produced using PlanUp.

Park Road

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