



12 Trent Road, South Shore,  
Blackpool, FY4 1EF

**£92,000**

A first floor flat offering spacious accommodation over two levels, and also having the really lovely - and rare - benefit of outside space with both a Westerly facing Garden AND a private roof Terrace.

- Lounge
- Modern style Dining Kitchen
- 2 Bedrooms
- Modern style Bathroom
- UPVC double glazing
- Gas central heating
- Westerly facing Garden AND Roof Terrace



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**Ground Floor:** Entrance.

**First Floor:**

**Landing:** Coved ceiling, Staircase to the second floor.

**Lounge:** 14'8" x 11'3" (4.47 m x 3.43 m) UPVC double glazed window, Radiator.

**Dining Kitchen:** 14'5" x 8'2" (4.39 m x 2.49 m) Modern style wall and base cupboard units with complementary worktops, One and a half bowl sink with mixer tap, Built in oven and hob with extractor, Plumbed for washing machine, Wood effect laminate flooring, Radiator, UPVC double glazed windows and door to the roof Terrace,

**Bedroom 1:** 14'10" x 11'3" (4.52 m x 3.43 m) Built in wardrobes and storage, Coved ceiling, UPVC double glazed bay window, Radiator.

**Bathroom:** Modern style three piece comprising; Panelled bath with shower over, Vanity wash basin, Low flush WC, Part tiled walls, UPVC double glazed window, Towel heater radiator.



**Second Floor:**

**Landing:** Eaves storage.

**Bedroom 2:** 13'7" x 8'0" (4.14 m x 2.44 m) UPVC double glazed window, Radiator.

**Outside:**

**Rear:** Westerly facing, Mainly paved with flower borders.



**Heating:** Gas central heating (NOT TESTED)

**Tenure:** We have been informed that the property is leasehold; 999 years from 1st January 1979; Ground rent £10.00 per annum. Prospective purchasers should seek clarification of this from their Solicitors.

**Council Tax:** Band - A £1675.48 (2026/27)

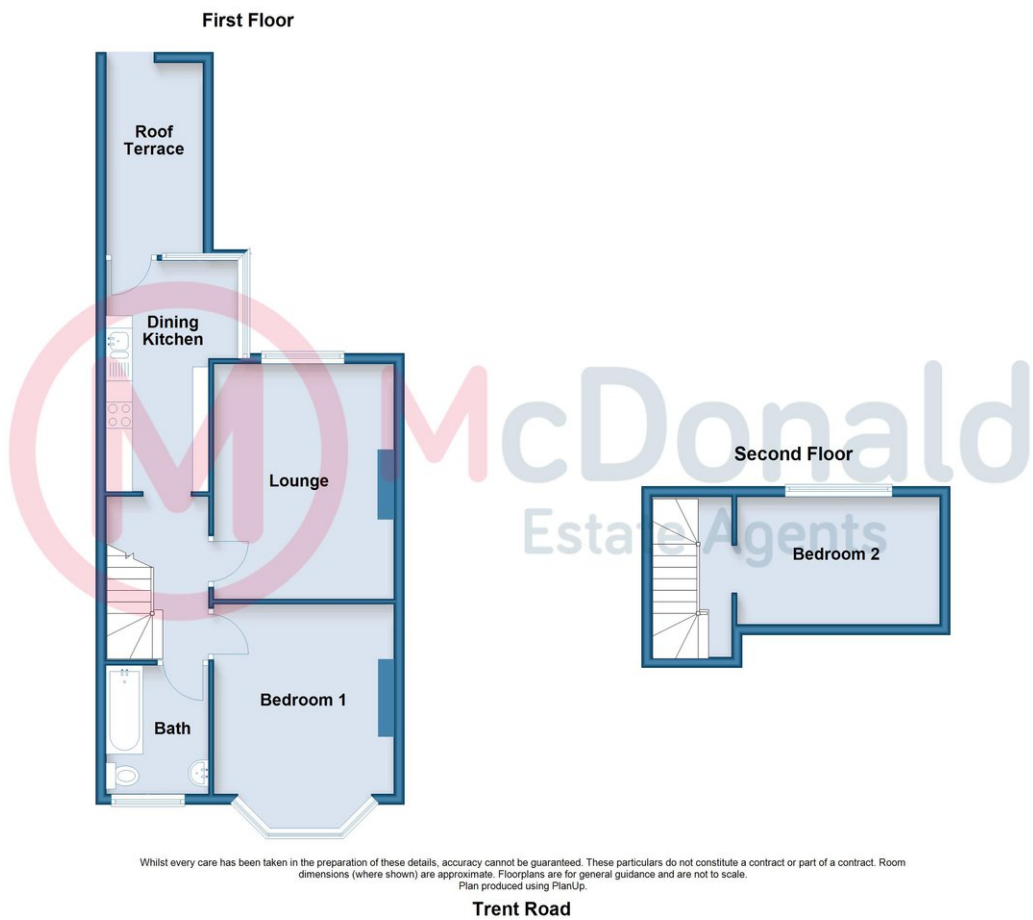


**Directions:** Take Watson Road heading west towards the Promenade. At the traffic lights with Lytham Road, turn right onto Lytham Road, first left onto Severn Road and then first left onto Trent Road.

**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>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	72
(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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