



## 5 Raikes Parade, Blackpool, FY1 4EY

**£179,950**

**This substantial and beautifully presented townhouse offers generous accommodation arranged over three floors, blending stylish contemporary updates with charming period character.**

**The ground floor features a spacious lounge, an additional reception room, and an impressive, nearly 26ft-long dining kitchen STYLISH fitted range of units**

**On the first floor, you'll find three well-proportioned bedrooms along with a very spacious bathroom that includes a striking shower area. Additional living space has been created within the converted loft, providing valuable supplementary accommodation.**

**Outside, the property enjoys gardens to both the front and rear, with the front garden adapted to provide convenient off-street parking.**

- **THREE** sizeable bedrooms
- **PLUS** loft room
- **TWO** receptions
- **HUGE** stylish **DINING** kitchen
- **UPVC** double glazing

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- **Gas central heating**
- **Off street parking**
- **Close to TOWN CENTRE**

**Hall:** Spindled staircase, Meters, Coved ceiling, Feature radiator.

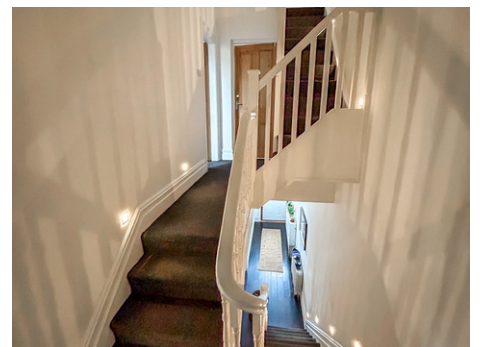
**Ground Floor WC:** Low flush WC, UPVC double glazed window.

**Lounge:** 15'10" x 12'1" (4.83 m x 3.68 m) Feature fireplace with open grate recessed to chimney breast, Coved ceiling, Beautiful decorative frieze, UPVC double glazed bay window, Feature radiator.

**Dining Room:** 12'9" x 10'6" (3.89 m x 3.20 m) Coved ceiling, UPVC double glazed window, Feature radiator.

**Utility Room:** 7'8" x 6'0" (2.34 m x 1.83 m) Ceramic sink, Wooden worktops, Plumbed for washing machine, Quarry tiled floor, Gas central heating boiler.

**Dining Kitchen:** 25'7" x 11'3" (7.80 m x 3.43 m) Stunning open plan dining kitchen with a stylish range of fitted wall and base cupboard units, 'Polished slate' worktops, Fitted extractor hood, Slate flooring, UPVC double glazed window and double glazed bay with patio doors, Two feature radiators.



## **First Floor:**

**Landing:** Split level landing.

**Bedroom 1:** 16'11" x 12'8" (5.16 m x 3.86 m) Two UPVC double glazed windows, Two feature radiators.

**Bedroom 2:** 12'7" x 10'7" (3.84 m x 3.23 m) UPVC double glazed window, Feature radiator.

**Separate WC:** Low flush WC, UPVC double glazed window.

**Bathroom:** A very spacious bathroom comprising; Free standing bath, Vanity wash basin, Large walk in shower area, Part tiled walls mostly to shower area, Two UPVC double glazed window, Feature radiator.

**Bedroom 3:** 11'10" x 11'1" (3.61 m x 3.38 m) UPVC double glazed window, Radiator.





**Front:** Mostly concreted

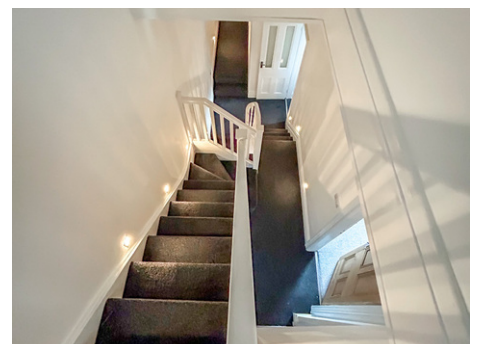
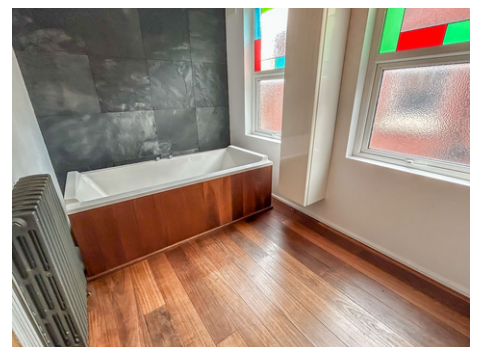
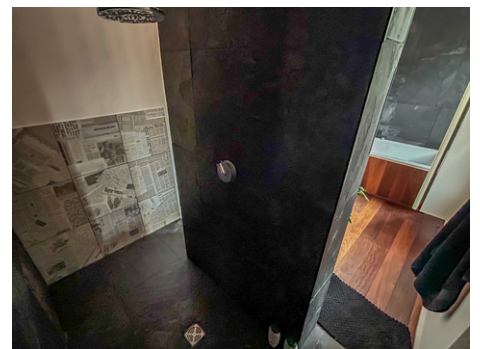
**Rear:** Raised stone paved patio, Stone gravelled patio, Flowered to border.

**Parking:** Off street parking to the front.

**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 - C £2126.41 (2025/26)



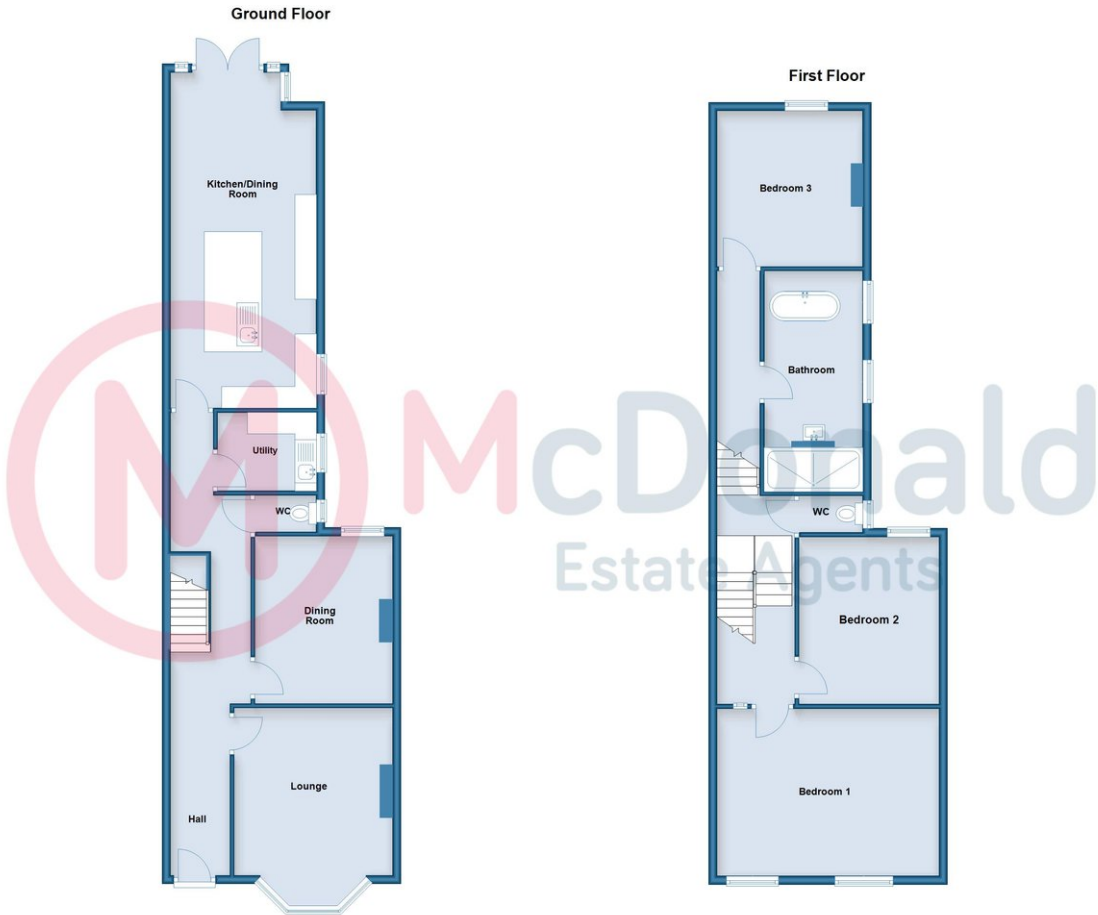
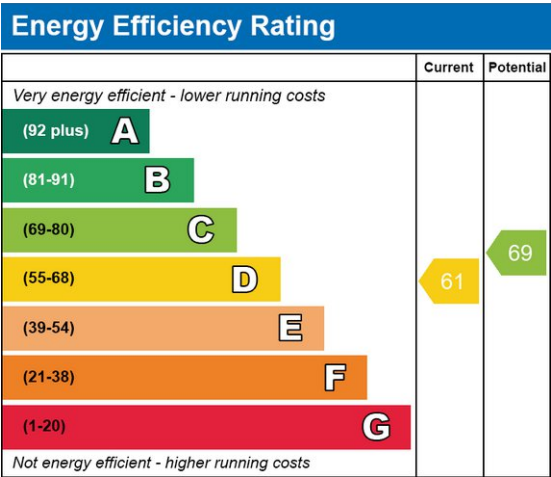
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**Directions:** Travel south along Whitegate Drive and turn right at the lights into Hornby Road. The last turning on your right before the next set of lights is Raikes Parade.

**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.



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**Raikes Parade**

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