McDonald
Estate Agents

Fylde Coast Property Hub

81-83 Red Bank Road, Bispham, FY2 9HZ

01253 **398 498**

sales@mcdonaldproperty.co.uk

www.mcdonaldproperty.co.uk

BRITISH PROPERTY AWARDS 2024 — GOLD WINNER — ESTATE AGENT IN BLACKPOOL
2022 — IN BLACKPOOL
2021 — IN BLACKPOOL

5 Jesmond Avenue, South Shore, Blackpool, FY4 1EJ

£159,950

This already spacious MID-GARDEN TERRACED HOUSE has been thoughtfully extended to both the rear and into the LOFT SPACE, creating a generous and versatile family home.

The original THREE BEDROOMS are now complemented by a LARGE LOFT ROOM, whilst the two reception rooms are further enhanced by the modern extended fitted kitchen, which now measures an impressive 18ft in length.

The property is IMMACULATELY PRESENTED throughout, with crisp, contemporary décor and further benefits including UPVC double glazing, gas central heating, a SUNNY WEST-FACING REAR ASPECT and a LARGE GARAGE.

Ideally positioned within just 1/3 of a mile of the Promenade and Seafront, making this an excellent location for those wanting easy access to the coast and surrounding amenities.

NO ONWARD CHAIN

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- **THREE bedrooms PLUS loft room**
- **MODERN four piece bathroom**
- **TWO reception rooms**
- **MODERN fitted kitchen**
- **UPVC double glazing**
- **Gas central heating**
- **WEST facing rear**
- **LARGE garage**
- **IMMACULATE throughout**
- **No chain**

Hall: Spacious hallway with spindled staircase, Picture rail, Radiator. Built in storage cupboards incorporating:-

Ground Floor WC: Low flush WC, Wash basin, Tiled walls.

Lounge: 14'0" x 12'1" (4.27 m x 3.68 m) Beautiful traditional fireplace with decorative fire surround, Coved ceiling, Radiator. Open archway to:-

Dining Room: 14'6" x 12'2" (4.42 m x 3.71 m) Breakfast bar, Coved ceiling, Decorative ceiling, UPVC double glazed patio doors, Radiator. Open archway to:-

Kitchen: 18'9" x 8'0" (5.71 m x 2.44 m) Modern fitted wall and base cupboard units, Complementary roll edge worktops, Stainless steel sink, Built in oven and hob, Plumbed for dishwasher and washing machine, Tiled splashback, Tiled floor, Concealed gas central heating boiler to cupboard, Two UPVC double glazed windows, Radiator.

First Floor:

Landing: Staircase to second floor.

Bedroom 1: 12'1" x 12'1" (3.68 m x 3.68 m) Coved ceiling, UPVC double glazed window, Radiator.

Bedroom 2: 14'6" x 12'3" (4.42 m x 3.73 m) Attractive fitted wardrobes, Picture rail, UPVC double glazed window, Radiator.

Bedroom 3: 7'8" x 6'7" (2.34 m x 2.01 m) UPVC double glazed window.

Bathroom: Modern four piece bathroom comprising; Panelled bath, Separate shower cubicle, Pedestal wash basin, Low flush WC, Tiled walls, UPVC double glazed window, Heated towel rail/radiator.

Second Floor:

Loft Room: 17'9" x 16'6" (5.41 m x 5.03 m) Double glazed skylight window, Radiator.

Outside:

Rear: Sunnier west facing aspect, Paved for ease of maintenance, Flowerbed with small established tree.

Detached Garage: LARGE Detached garage with UPVC double glazed windows and door and an up and over door.

Heating: Gas central heating.

Gas: Gas tested September 2026. (Gas safety Record available to view in the office).

Electric: Tested June 2026 (Electrical Installation Condition Report available to view in the office).

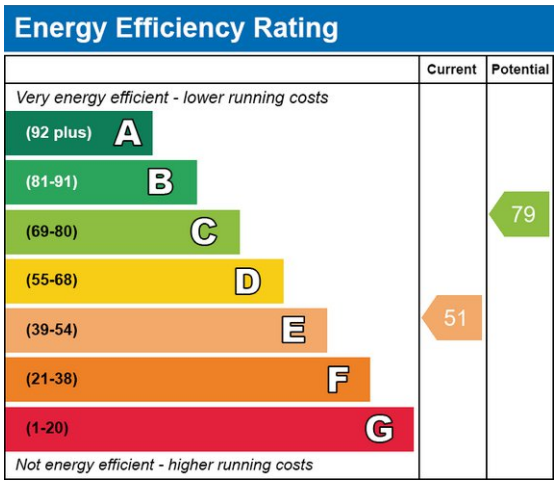
Tenure: We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

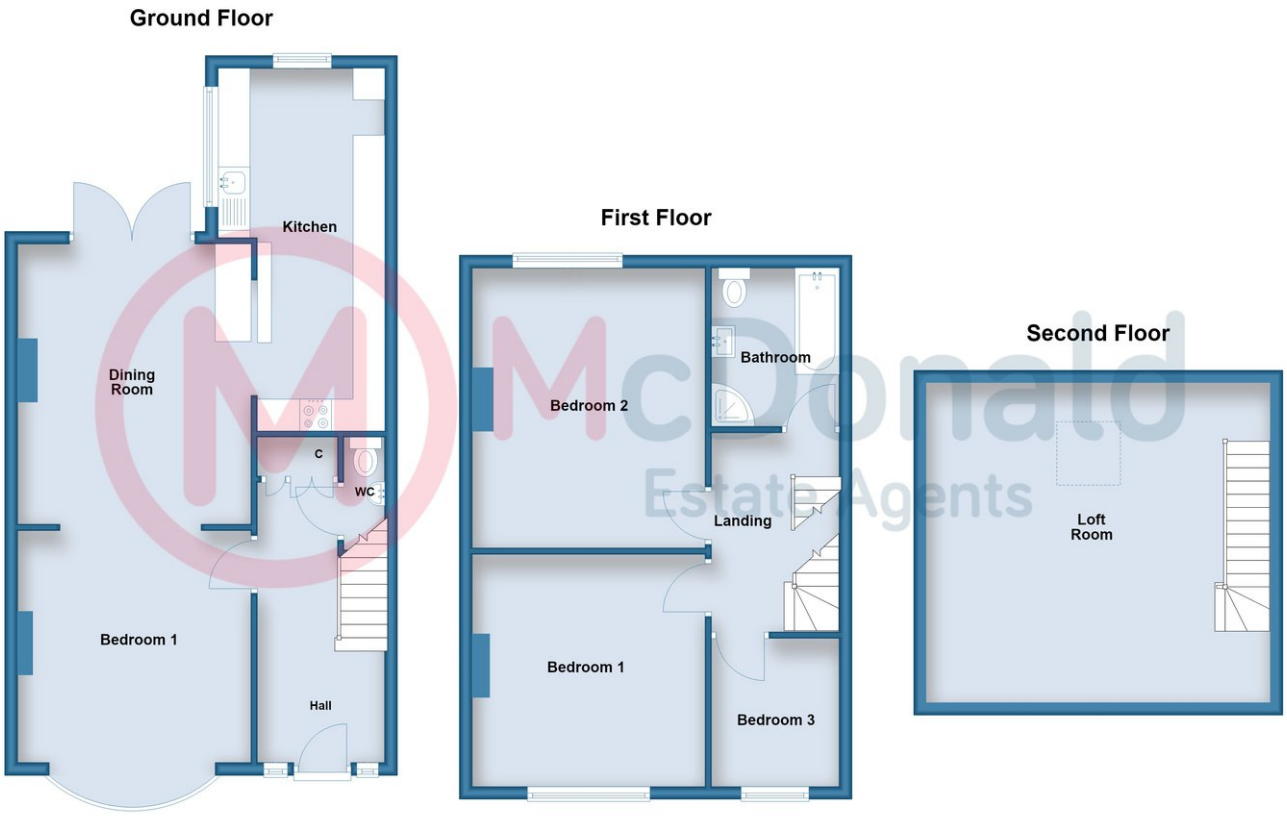
Council Tax: Band - B £1954.73 (2026/27)

Directions: Travel south along Whitegate Drive. At Oxford Square proceed straight ahead, bearing right into Waterloo Road. At the next junction turn left into Hawes Side Lane, then sixth right into Watson Road. At the first major junction carry over and Jesmond Avenue can be found second on the 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.





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Plan produced using PlanUp.

Jesmond Avenue

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