



5 Haddon Road, Blackpool,  
FY2 9AH

**£164,950**

This spacious mid-terrace home is ideally located just 100 yards from Queens Promenade and the seafront.

The property offers generous living space, featuring three well-proportioned bedrooms plus a large loft room. On the ground floor, there are two separate reception rooms, a modern fitted kitchen, and a large, separate utility room.

Additional benefits include UPVC double glazing, gas central heating, a rear garden extending approximately 70ft, with possible garage space and off-street parking to the front.

Bispham Village, with its range of shops and local amenities, is conveniently located just half a mile away.

- **THREE bedrooms PLUS LOFT ROOM**
- **Two reception rooms**
- **FITTED kitchen**
- **PLUS Utility Room**
- **UPVC double glazing**
- **Gas central heating**

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**Vestibule:** Meter cupboard, Picture rail, Coved ceiling, Double glazed composite front door, UPVC double glazed side window.

**Hall:** Spindled staircase, Coved ceiling, Radiator.

**Lounge/Second Lounge:** 15'5" x 12'2" (4.70 m x 3.71 m) Feature fireplace with living flame stone effect gas fire, Coved ceiling, Wood effect laminate flooring, UPVC double glazed bay window, Radiator.

**Lounge:** 15'3" x 12'2" (4.65 m x 3.71 m) Feature fireplace recessed to chimney breast with log burner, Coved ceiling, Wood effect laminate flooring, UPVC double glazed bay window, Patio doors to rear garden, Radiator.

**Kitchen:** 14'5" x 8'0" (4.39 m x 2.44 m) Modern range of fitted wall and base cupboard units, Complementary worktops, Colour coordinated one and a half bowl sink, Built in oven and hob with extractor hood, Built in dishwasher, fridge, freezer and microwave, Understairs storage, UPVC double glazed window and rear door, Vertical feature radiator.

**Utility Room:** 10'6" x 8'2" (3.20 m x 2.49 m) Gas central heating boiler, Plumbed for washing machine, Wood effect laminate flooring, UPVC double glazed window, Radiator.

#### **First Floor:**

**Bedroom 1:** 15'2" x 10'6" (4.62 m x 3.20 m) Built in wardrobes, UPVC double glazed bay window.

**Bedroom 2:** 12'0" x 11'0" (3.66 m x 3.35 m) Built in wardrobe, UPVC double glazed window, Radiator.

**Bedroom 3:** 8'10" x 8'2" (2.69 m x 2.49 m) Built in wardrobes, Wood effect laminate flooring, UPVC double glazed window, Radiator.

**Bathroom:** Spacious four piece bathroom comprising; Panelled bath with shower attachment, Shower cubicle, Pedestal wash basin, Low flush WC, Half tiled walls, Tiled floor, Heated towel rail/radiator.

#### **Second Floor:**

**Attic Room:** 17'10" x 16'7" (5.44 m x 5.05 m) Two double glazed skylight windows, Radiator.

#### **Outside:**

**Front:** Brick/block driveway.

**Rear:** Large patterned concrete patio, Lawned, Approximately 70' in length.

**Parking:** Off street parking to the front, Possible additional parking to the rear.

**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 £1954.73 (2026/27)

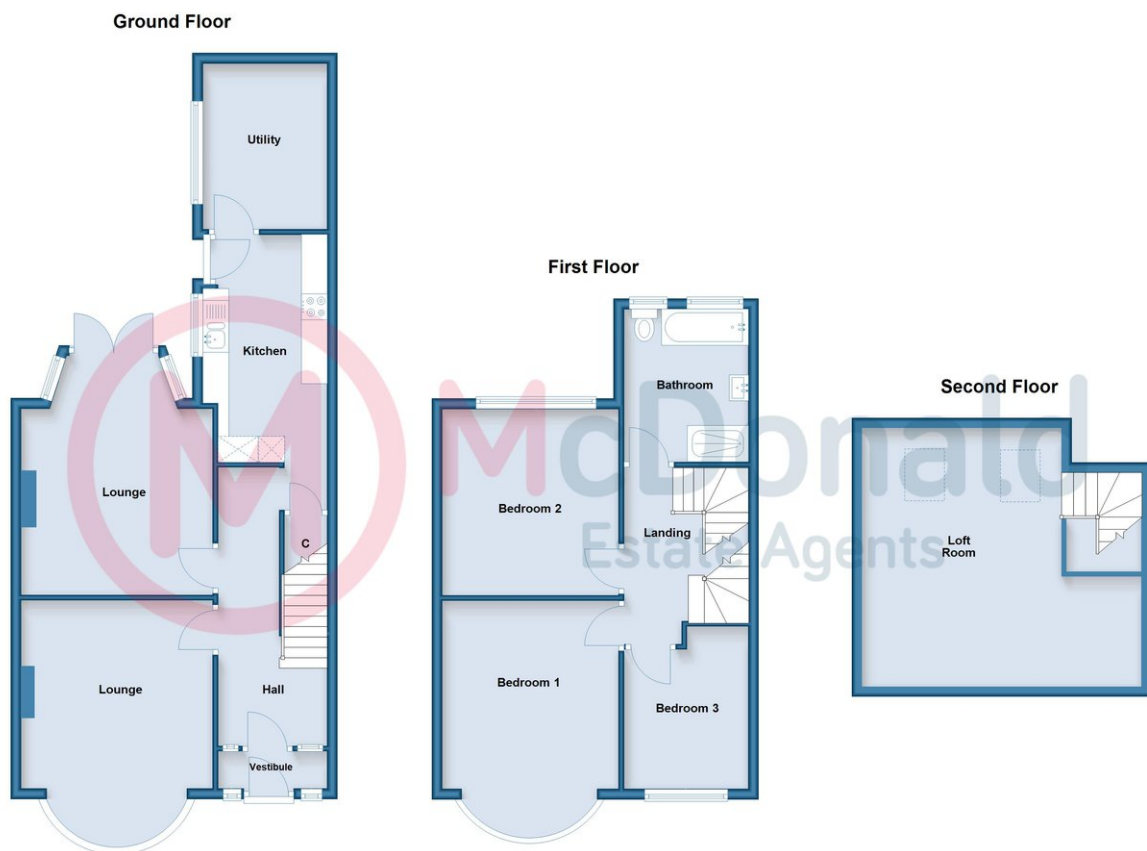


**Directions:** From Red Bank Road, travel towards the sea and turn right onto Queens Promenade. Haddon Road is the seventh turning on the right.

**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>		73
(55-68)	<b>D</b>	61	
(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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