



2 Bridge House Road, Blackpool,
FY4 4XX

£300,000

This **STUNNING** Detached Home is a perfect example of combining modern living with stylish contemporary design. **TRANSFORMED** throughout in recent years, to include an impressive rear extension which now forms a simply magnificent open plan Dining Kitchen - fitted to the highest of standards - which in turn complements the Living room - over 18' in length - **AND** an additional Snug room. The feeling of space continues to the first floor where there are **FOUR DOUBLE BEDROOMS**, and a gorgeous four piece Bathroom. A must for any viewing shortlist... you wont be disappointed.

- Total floor area 143 square metres
- Lounge
- Fabulous Open Plan Dining Kitchen
- Snug
- Ground floor WC
- Four double Bedrooms
- Four piece Bathroom
- Gardens - Westerly facing rear
- Parking

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



Award winning property sales since 1948.

Porch: UPVC double glazed door.

Lounge: 18'7" x 11'7" (5.66 m x 3.53 m) Feature media wall with an inset electric fire, Feature ceiling concealed lighting, Panelling, Wood effect laminate flooring, UPVC double glazed picture window, Radiator. Open to :-

Dining Kitchen: 19'11" x 18'0" (6.07 m x 5.49 m) A comprehensive range of modern fitted wall and base cupboard units with low profile worktops and matching island, Integrated split level oven and hob with extractor, Recessed sink with mixer tap, Integrated dishwasher, microwave and washing machine, Two integrated fridges and freezers, Tiled floor, Recessed lighting, Integrated Sonos sound system, Three double glazed Velux windows, Double glazed bi-fold doors to rear garden, Radiator.

WC: Low flush WC, Wash basin, UPVC double glazed window, Radiator.

First Floor:

Landing: Loft access, UPVC double glazed window.

Bedroom 1: 13'3" x 10'6" (4.04 m x 3.20 m) Built in airing cupboard, UPVC double glazed window, Radiator.

Bedroom 2: 10'10" x 10'0" (3.30 m x 3.05 m) Built in airing cupboard, UPVC double glazed window, Radiator.

Bedroom 3: 10'4" x 9'2" (3.15 m x 2.79 m) UPVC double glazed window, Radiator.

Bedroom 4: 9'10" x 8'10" (3.00 m x 2.69 m) Coved ceiling, UPVC double glazed window, Radiator.

Bathroom: Superb modern four piece suite comprising; Tile panelled bath, Step in shower, Vanity wash basin, Low flush WC, Tiled floor and walls, UPVC double glazed windows, Radiator.

Outside:

Front: A combination of pattern imprinted concrete and gravel with an established rockery, Integral storage.

Rear: Westerly facing, Laid to artificial lawn with paved and deck areas, established beds and trees.

Parking: Integral garage with light, power and an electric roller shutter door, with additional parking to the front.

Heating: Gas central heating (NOT TESTED).

Tenure: We have been informed that the property is leasehold, we are informed by the vendor that they are in the process of purchasing the lease. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - D £2513.22 (2026/27)



Award winning property sales since 1948.

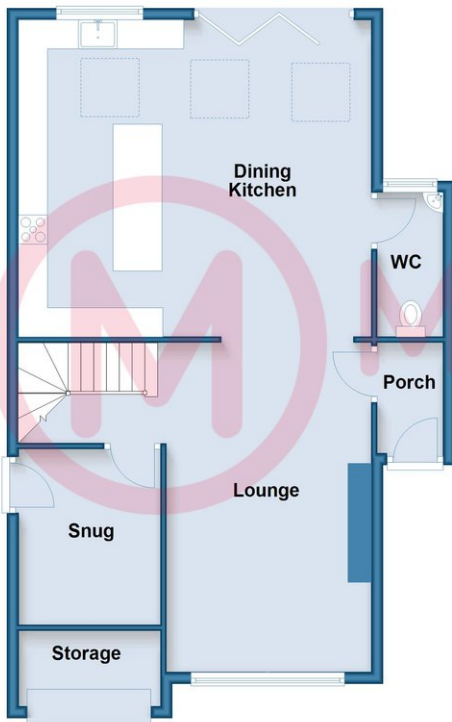
Directions: Take Whitegate Drive heading South to the main traffic light junction at Oxford Square. Bear right onto Waterloo Road and continue to the next main set of traffic lights at Spen Corner. Turn left onto Hawes Side Lane, continue for some distance and turn fourth left into Macauley Avenue, take second right in to Halton Gardens, follow this road round taking the first right into Bridge House 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.

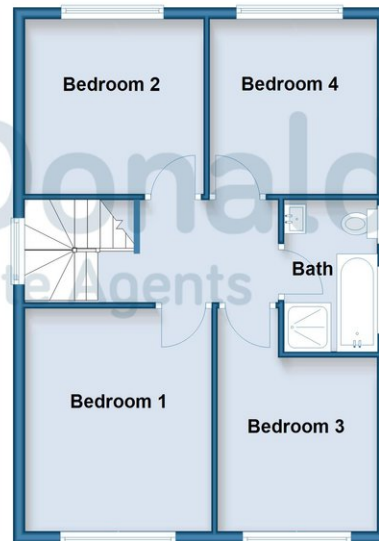
Photography: Images are for representation only and items shown do not infer their

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Ground Floor



First Floor



Whilst every care has been taken in the preparation of these details, accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. Room dimensions (where shown) are approximate. Floorplans are for general guidance and are not to scale. Plan produced using PlanUp.

Bridge House Road

Are YOU thinking of selling?
 Call McDonald Estate Agents NOW, for
 your FREE market appraisal.

Award winning property sales since 1948.

