



18 Common Edge Road, Blackpool,
FY4 5AU

£140,000

This delightful detached home has been **EXTENDED** to the rear and into the loft, creating generous additional living space. The property offers a very spacious main lounge and a separate dining room that leads through to the fitted kitchen.

On the first floor, you will find two bedrooms and a modern family bathroom, with a striking spiral staircase rising to the **LARGE** loft room.

Outside, the property benefits from a large rear garden measuring over 75ft.

Conveniently located directly opposite local shops and amenities, and within just ¼ mile of a major supermarket, this home offers comfort and excellent convenience.

- Two bedrooms
- plus LARGE loft room
- Two reception rooms
- Fitted kitchen
- UPVC double glazing
- Gas central heating



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Vestibule: UPVC double glazed front door, Coved ceiling.

Lounge: 17'1" x 14'6" (5.21 m x 4.42 m) Feature brick chimney breast with log burner to stone hearth, UPVC double glazed bay window with Plantation blinds, Radiator. Double doors to:-

Dining Room: 12'5" x 11'6" (3.78 m x 3.51 m) Staircase, Understairs storage, Tiled floor, UPVC double glazed window, Radiator.

Kitchen: 9'3" x 8'5" (2.82 m x 2.57 m) Modern range of fitted wall and base cupboard units, Complementary worktops, Stainless steel sink, Built in oven and hob, Tiled floor, Brick tiled walls, UPVC double glazed window and rear door, Radiator.



First Floor:

Landing: Built in cupboard housing combi gas central heating boiler, Radiator.

Bedroom 1: 12'5" x 11'7" (3.78 m x 3.53 m) Wardrobe/cupboard, Picture rail, UPVC double glazed window, Radiator.



Inner Landing: Spiral staircase to the second floor leading to:-

Bedroom 2: 10'2" x 7'6" (3.10 m x 2.29 m) UPVC double glazed window, Radiator.

Bathroom: Comprising; Panelled bath with overhead shower and screen, Feature 'stone' vanity wash basin and low flush WC, UPVC double glazed window, Heated towel rail/radiator.



Second Floor:

Loft Room: 17'4" x 13'6" (5.28 m x 4.11 m) Double glazed skylight window, Radiator.

Outside:

Front: Mostly concreted

Rear: Over 75' in length, Raised timber decking, Mostly lawned, Large timber shed, Greenhouse.



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)

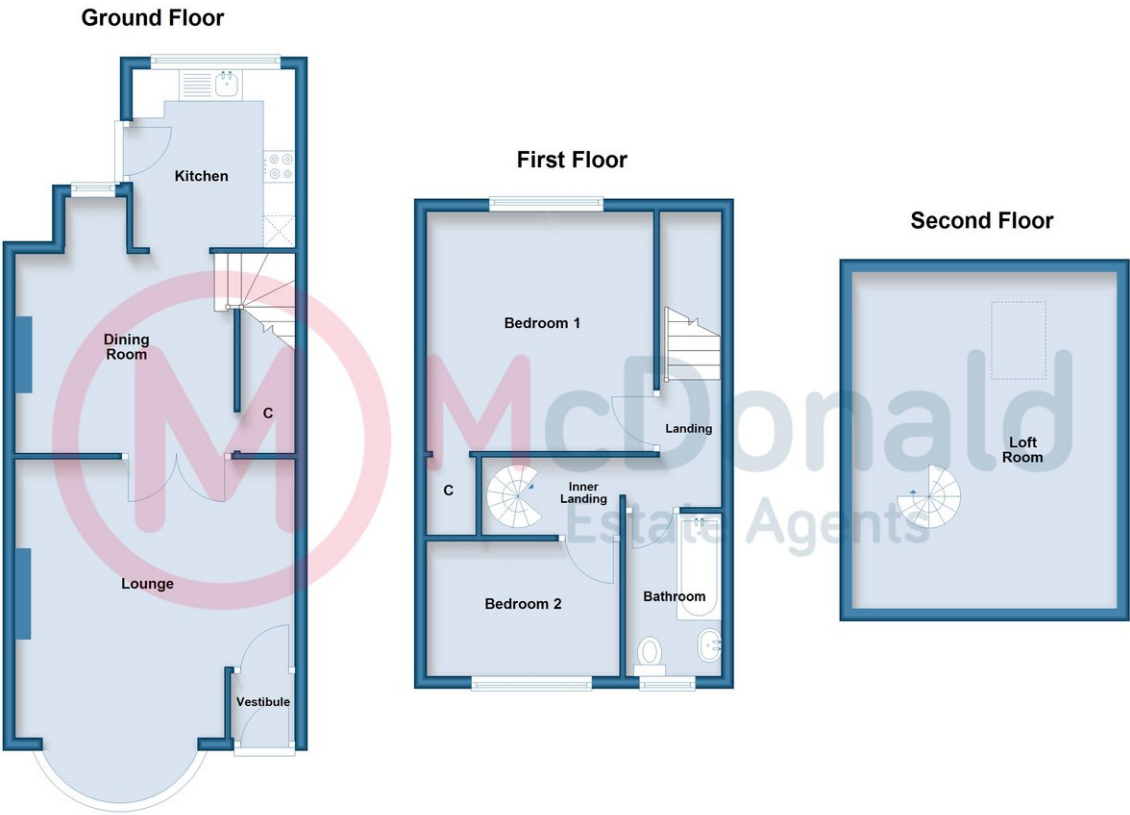


Directions: Travel south along the full length of Whitegate Drive. Bearing right at the end into Waterloo Road and at the next main set of lights turn left into Hawes Side Lane. After 0.9 miles you will reach another main set of lights, continue straight ahead into Common Edge Road.

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) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Common Edge Road

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