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**2 Grange Road, Blackpool,
FY3 8EJ**

£138,950

This spacious end-terrace home has been tastefully updated and now offers a beautifully appointed, extended family living space.

The property features an impressive open-plan lounge and dining room extending over 30ft, along with a modern fitted kitchen that includes an additional dining area measuring over 22ft.

Upstairs, you will find three well-proportioned bedrooms and a stylish three-piece bathroom.

The south-facing rear garden is generously sized, offering ample potential for off-street parking or the addition of a garage, subject to requirements.

Ideally situated, the property is just 100 yards from Layton Village Centre, providing easy access to a wide range of local shops and amenities.

**Successfully selling property since
1948.**



- **THREE bedrooms**
- **Through Lounge / Dining Room over 30ft**
- **MODERN fitted dining kitchen OVER 22ft**
- **STYLISH bathroom**
- **UPVC double glazing**
- **Gas central heating (certified)**
- **PIV unit (certified)**
- **SOUTH facing rear**
- **Close to VILLAGE centre**
- **NO chain**



Vestibule: Coved ceiling, UPVC double glazed double doors.

Hall: Meter cupboard, spindled staircase, Wood effect laminate flooring, Radiator.

Lounge Area: 15'5" x 11'4" (4.70 m x 3.45 m) Coved ceiling, Wood effect laminate flooring, UPVC double glazed bay window, Radiator. Directly open to:-



Second Lounge Area: 15'0" x 11'0" (4.57 m x 3.35 m) Coved ceiling, Wood effect laminate flooring, UPVC double glazed bay window, Radiator.

Dining Area: 9'6" x 5'11" (2.90 m x 1.80 m) Wood effect laminate flooring, UPVC double glazed window, Radiator. Directly open to:-



Kitchen Area: 13'0" x 7'2" (3.96 m x 2.18 m) Modern range of fitted wall and base cupboard units, Complementary worktops, One and a half bowl stainless steel sink, Built in oven and hob with extractor hood, Tiled splashback, Plumbed for washing machine, Wood effect laminate flooring, UPVC double glazed window and rear door.

First Floor:

Landing: UPVC double glazed window.

Bedroom 1: 15'2" x 11'2" (4.62 m x 3.40 m) Coved ceiling, UPVC double glazed bay window, Radiator.

Bedroom 2: 14'7" x 11'0" (4.44 m x 3.35 m) Gas central heating boiler, UPVC double glazed window, Radiator.

Bedroom 3: 8'3" x 6'0" (2.51 m x 1.83 m) UPVC double glazed window, Radiator.

Bathroom: Stylish three piece bathroom comprising; Panelled bath with shower attachment and screen, Vanity wash basin, Low flush WC, Panelled walls, UPVC double glazed window, Feature vertical radiator.



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Outside:

Rear: South facing, Mostly as paved patio, Flowerbeds to border.

Parking: Possible off street parking, Garage space to rear, Brick outbuilding.

Heating: Gas central heating (Gas safe boiler install certificate dated April '24 / Service record date Nov '25 / Document detailing boiler Guarantee until 2029).

Positive Inflow Ventilation: There is a Minor Works Electrical Certificate for a PIV 'air-flow' unit install dated April '24

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)



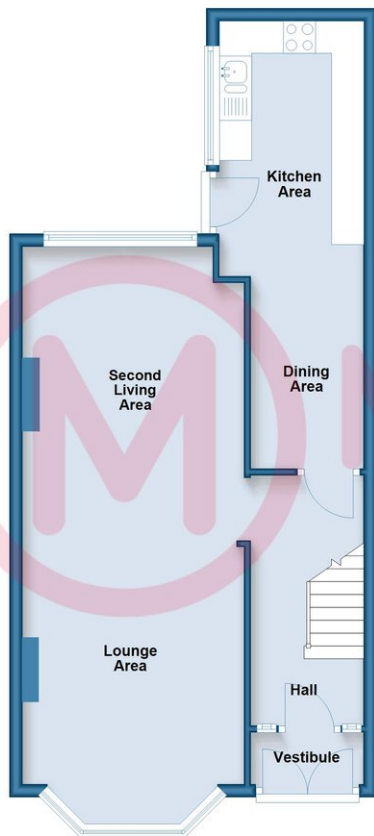
Directions: Take Whitegate Drive and head towards Devonshire Square, Turn right at the traffic lights into Newton Drive, Travel along until your reach the roundabout. Turn left into St Warburgas Road, continue along until your reach the mini roundabout and turn left into Grange Road.

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.

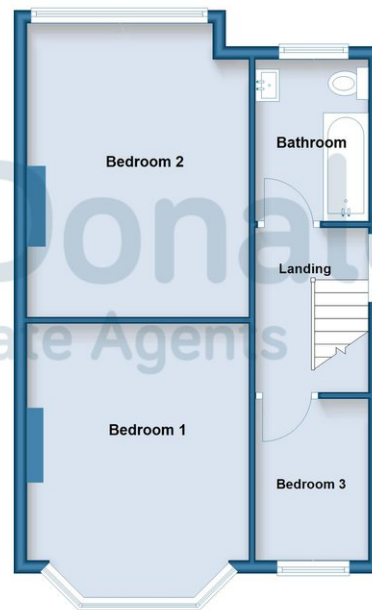
Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Ground Floor



First Floor



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Grange Road

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