



42 St Martins Road, South Shore,
Blackpool, FY4 2DY

£169,950

This superb traditional mid-garden terraced home is an absolute standout! Beautifully maintained and thoughtfully updated by the current owners, it boasts stylish décor and immaculate presentation throughout.

The accommodation briefly comprises a welcoming lounge and a stunning open-plan dining kitchen, fitted with contemporary units and designed perfectly for modern living. From here, doors lead out to the sunny south-facing rear garden, along with the added benefit of an invaluable garage.

To the first floor, there are three well-proportioned bedrooms and a modern four-piece family bathroom finished to an excellent standard.

Ideally located in one of South Shore's most sought-after areas, just 300 yards from Highfield Road and its wide range of local shops and amenities.

Properties of this quality don't stay on the market for long – arrange your viewing today!

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- **THREE bedrooms**
- **FOUR peice bathroom**
- **STYLISH dining kitchen**
- **SOUTH facing rear**
- **UPVC double glazing**
- **Gas central heating**
- **Invaluable GARAGE Plus Parking to front**
- **Close to LOCAL shops.**
- **BEAUTIFUL home**



Hall: Staircase, Meter cupboard, Coved ceiling, Wood effect laminate flooring, Double radiator.

Lounge: 14'4" x 11'10" (4.37 m x 3.61 m) Meter cupboard to alcove, Coved ceiling, Wood effect laminate flooring, UPVC double glazed bay window, Radiator.

Dining Kitchen: 18'6" x 13'8" (5.64 m x 4.17 m) Super open plan dining and kitchen areas.

...Kitchen Area: Stylish range of fitted wall and base cupboard units, Complementary worktops and breakfast bar, Built in oven, hob, microwave, Fridge freezer and dishwasher, colour coordinated sink, Tiled splashback, Wood effect laminate flooring, UPVC double glazed window. Directly open to:-

...Dining Area: Wood effect laminate flooring, UPVC double glazed patio doors to rear garden.



First Floor:

Landing:

Bedroom 1: 14'2" x 11'10" (4.32 m x 3.61 m) Lovely built in wardrobes to alcoves, UPVC double glazed bay window, Radiator.

Bedroom 2: 13'9" x 10'5" (4.19 m x 3.17 m) Gas central heating boiler, UPVC double glazed window, Radiator.

Bedroom 3: 8'3" x 6'11" (2.51 m x 2.11 m) UPVC double glazed window, Radiator.

Bathroom: Modern four piece bathroom comprising; Panelled bath with shower attachment, Separate large shower cubicle, Vanity wash basin, Low flush WC, Panelled walls, Tiled shower area and floor, Two UPVC double glazed windows, Heated towel rail/radiator.



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Outside:

Front Garden: Brick / Block paved to provide off street parking

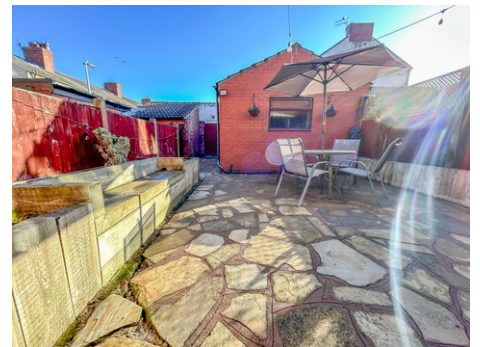
Rear Garden: South facing, Crazy paved patio, Raised flowerbed incorporating Bench seating. Brick barbecue

Garage / Parking: Brick garage located the rear PLUS off street parking to the front.

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 £2233.97 (2026/27)



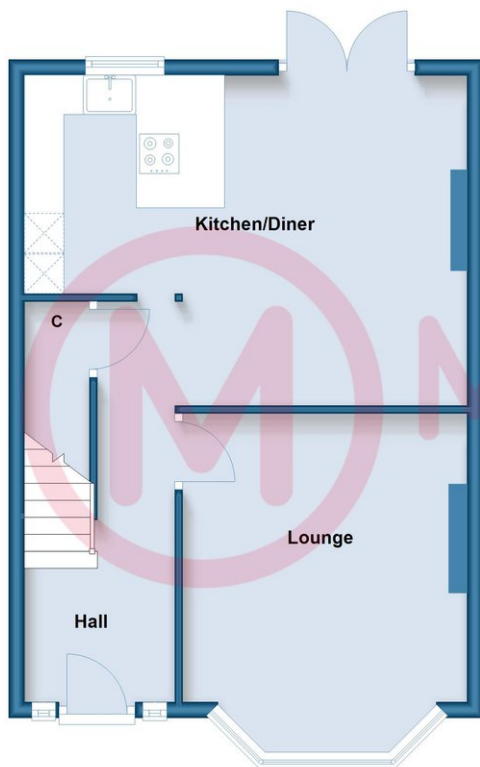
Directions: Take St Annes Road heading south and travel for some distance, after crossing over Watson Road turn third right into St Martins Road.

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.

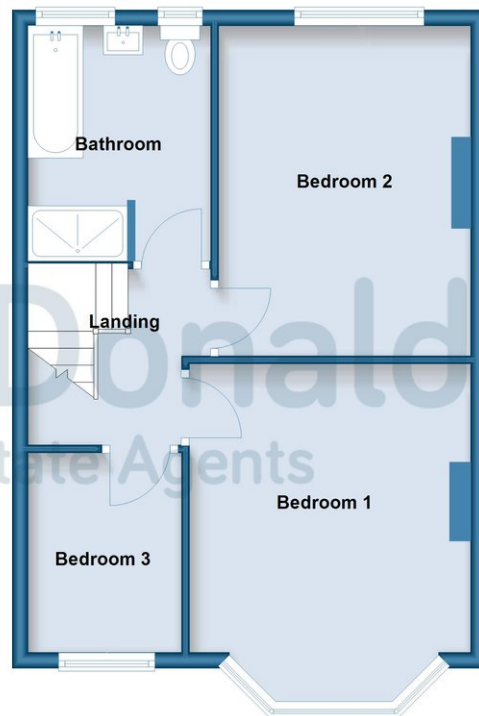
Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

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

Ground Floor



First Floor



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Plan produced using PlanUp.

St. Martins Road

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