



**30 Thirlmere Road, Blackpool,
FY4 2DA**

£220,000

A spacious and characterful semi-detached home, offering fantastic potential for further updating, ideally positioned in a highly sought-after South Shore location overlooking Watson Road Park.

The property boasts an impressive through lounge measuring over 28ft, leading out to a south-facing sun deck—perfect for relaxing or entertaining. There is also a separate dining room, a ground floor bedroom with shower, an additional ground floor WC, and a fitted kitchen with a personal door providing access to a double tandem-style garage.

To the first floor are two further bedrooms and a large, modern family bathroom.

Externally, the home occupies a generous corner plot, offering ample additional parking, partly covered by a car port.

Conveniently located within approximately 0.6 miles of the seafront and the local amenities of Highfield Road. No onward chain

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- **THREE bedrooms**
- **TWO reception rooms**
- **Through Lounge over 28ft!**
- **Double tandem garage**
- **Large corner plot**
- **Ample additional parking.**
- **Further updating required**
- **No onward chain.**



Vestibule: Meter cupboard, UPVC double glazed front door and windows.

Hall: Staircase, Radiator.

Lounge/Dining Room: 28'7" x 14'5" (8.71 m x 4.39 m) Feature fireplace with marble surround, Coved ceiling, Understairs storage, UPVC double glazed windows to include front bay, two inglenook windows and patio doors, Two radiators.



Living Room: 15'1" x 12'0" (4.60 m x 3.66 m) Fireplace with displays, UPVC double glazed bay window, Radiator.

Bedroom 1: 11'0" x 10'2" (3.35 m x 3.10 m) Shower cubicle, Vanity wash basin, Wood effect laminate flooring, UPVC double glaze window, Radiator.

Ground Floor WC: Low flush WC, Wash basin, Half tiled walls, UPVC double glazed window.



Kitchen: 14'10" x 8'0" (4.52 m x 2.44 m) 'Medium oak' fitted wall and base cupboard units, Complementary roll edge worktops, Built in oven/grill, Hob, Plumbed for washing machine, Tiled splashback, One and a half bowl stainless steel sink, Gas central heating boiler, Personal door to garage, Two UPVC double glazed windows.

First Floor:

Landing:

Bedroom 2: 20'0" x 9'2" (6.10 m x 2.79 m) UPVC double glazed window, Radiator.

Bedroom 3: 12'7" x 9'3" (3.84 m x 2.82 m) UPVC double glazed window, Radiator.

Bathroom: Modern three piece bathroom comprising; Combination 'P' shaped panelled bath with shower and screen, Vanity wash basin and integrated low flush WC, Tiled walls, Large built in storage cupboard, UPVC double glazed window.



Outside:

Front and Side: Mostly lawned with established hedgerow and flowerbeds, Timber sun decking.

Rear Yard: Small enclosed concrete yard, Water tap.

Garage: Light and power, UPVC double glazed window, Electric roller door.

Car Port.

Heating: Gas central heating (New boiler installed 2023, serviced January 2026, documents available for review).

Tenure: We have been informed that the property is Freehold. Prospective purchasers should seek clarification of this from their Solicitors.

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

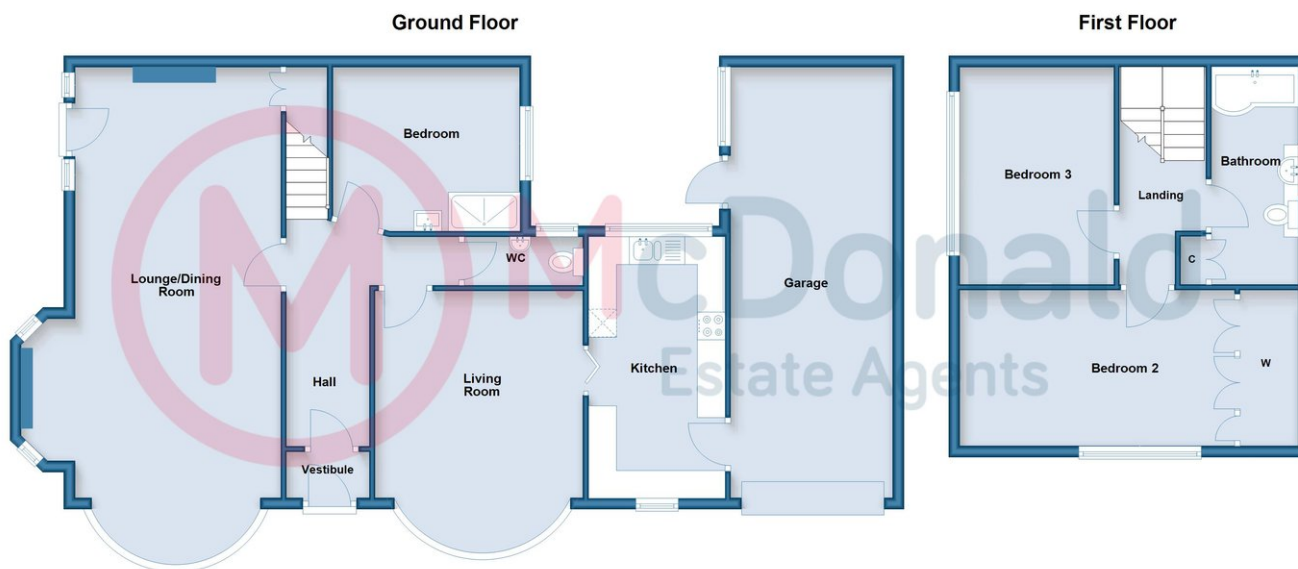


Directions: Travel south along Whitegate Drive. At Oxford Square proceed straight ahead, bearing right into Waterloo Road. At the first major junction continue over onto Marton Drive continue to the next set of lights turn right into Watson Road, Thirlmere Road is then the first turning on the right.

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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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Thirlmere Road

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