



282 East Park Drive, Blackpool,
FY3 9RS

£320,000

This beautiful character detached residence, while requiring general modernisation, is well presented and offers a superb opportunity to add significant value.

Occupying one of the Central Fylde's most prime locations, directly opposite and enjoying stunning open views across the award-winning Stanley Park, this home boasts an enviable setting.

The accommodation comprises three well-proportioned bedrooms and three generous reception rooms, including a delightful sun lounge overlooking the impressive 80ft rear garden — perfect for relaxing or entertaining.

An outstanding opportunity to create a truly special forever home in a prestigious and highly sought-after location.

- **THREE** bedrooms
- **THREE** reception rooms
- Kitchen
- Modern shower room
- UPVC double glazing
- Gas central heating

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- **Rear gardens approx. 80ft**
- **Large GARAGE over 21ft**
- **ADDITIONAL parking**



Open Porch.

Reception Hall: UPVC double glazed window and front door, Coved ceiling, Radiator.

Lounge: 18'2" x 14'5" (5.54 m x 4.39 m) Living flame coal effect gas fire, UPVC double glazed bay window and side window, Radiator and double radiator.

Dining Room: 13'1" x 11'2" (3.99 m x 3.40 m) Coved ceiling, Double radiator.

Kitchen: 13'10" x 8'5" (4.22 m x 2.57 m) Fitted wall and base cupboard units, Complementary roll edge worktops, Colour coordinated one and a half bowl sink, Integrated washing machine, Fridge, Freezer, Hob and oven, Tiled walls, Double radiator.

Sun Lounge: 12'1" x 8'2" (3.68 m x 2.49 m) UPVC double glazed windows and patio doors to rear garden, Double radiator.



First Floor:

Landing: Gallery landing, Built in storage cupboard, UPVC double glazed window.

Bedroom 1: 18'2" x 14'6" (5.54 m x 4.42 m) Fitted wardrobes with matching drawers and bedside units, Coved ceiling, UPVC double glazed bay window, Two UPVC double glazed side windows.

Bedroom 2: 13'11" x 11'2" (4.24 m x 3.40 m) Built in wardrobe, UPVC double glazed window, Radiator.

Bedroom 3: 7'6" x 9'8" (2.29 m x 2.95 m) Two UPVC double glazed window, Radiator.

Separate WC: Low flush WC, Half tiled walls, UPVC double glazed window.

Shower Room: Spacious shower room comprising; Large shower cubicle, 'His and Hers' double bowl vanity wash basins and matching storage unit, Tiled walls, Built in cupboard housing combi gas central heating boiler, UPVC double glazed window, Radiator, Jack & Jill door with 2nd bedroom



Outside:

Front: Paved with inset flowerbeds, Outstanding views over Stanley Park.

Rear: Approximately 80ft long, Artificial lawn with established flowerbeds to borders, Greenhouse, Concrete patio and driveway to:-

Car Port: Covered parking area, Leading to:-

Garage: 21'1" x 11'1" (6.43 m x 3.38 m) Up and over door, Light and power, Plus ample parking to the front garden and driveway areas.

Outside WC: Low flush WC.

Store: 11'0" x 6'0" (3.35 m x 1.83 m) Ceramic 'Belfast' style sink, Light, Power and water.

Heating: Gas central heating (NOT TESTED).

Tenure: Approximately 80ft long, Artificial lawn with established flowerbeds to borders, Greenhouse, Concrete patio and driveway to:-

Council Tax: Band - F £3630.21 (2026/27)



Directions: Travel south along Whitegate Drive. At the first set of lights turn left and bear immediate right into Mere Road. At the roundabout take the third exit right into West Park Drive. At the second roundabout at the crest of the hill take the first exit left into East Park Drive.

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 | 70 | 75 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |



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