



284 East Park Drive, Blackpool,
Lancashire, FY3 9RS

£395,000

****** IMMEDIATELY RECOGNISABLE – SURELY EVEN
ICONIC ******

Requiring some further modernisation, but offering exceptional potential, McDonald Estate Agents are proud to present to the market this incredibly distinctive and imposing detached residence, occupying a substantial corner plot with stunning views across both the award-winning STANLEY PARK and Lawsons Field.

This very well-known local home offers generous and versatile accommodation throughout. Briefly comprising **THREE HUGE DOUBLE bedrooms, TWO spacious first-floor bathrooms, and an impressive ROOF TERRACE.**

To the ground floor, beyond the grand and welcoming reception hall, are **FOUR** reception rooms, one of which could easily be utilised as a **FOURTH** bedroom, home office, or additional living space.

A truly unique and landmark property, bursting with character, charm, and opportunity. Only upon internal viewing can the scale, setting, and potential of this remarkable home be fully appreciated.

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- **Three DOUBLE bedrooms**
- **Lounge**
- **Dining Room**
- **Conservatory**
- **Office (Fourth Bedroom)**
- **Kitchen**
- **Utility Room**
- **UPVC double glazing**
- **Gas central heating**
- **Integral Garage**
- **Roof Terrace**
- **LARGE Corner Plot**
- **No Onward Chain**



Open Porch: Crazy paved.

Vestibule: Meter cupboard, Coved ceiling, Tiled floor.

Reception Hall: Cloaks cupboard, Two double radiators.

Lounge: 24'6" x 16'5" (7.47 m x 5.00 m) Built in 'bar', Feature fireplace with decorative surround, Coved ceiling, Double doors leading to:-

Conservatory: 16'1" x 12'2" (4.90 m x 3.71 m) Built in cupboard, Mosaic tiled floor, UPVC double glazed windows and rear door.

Second Lounge/Dining Room: 13'11" x 13'11" (4.24 m x 4.24 m)

Dining Kitchen: 13'8" x 10'0" (4.17 m x 3.05 m) Wall and base cupboards, Complementary roll edge worktops, Double drainer stainless steel sink, Part tiled walls, Double glazed window, Radiator.

Inner Hall: Built in storage cupboards, Personal door to garage, UPVC double glazed rear door.

Utility Room: 6'6" x 4'8" (1.98 m x 1.42 m)

Bedroom 4 (office): 10'3" x 8'11" (3.12 m x 2.72 m)

Separate WC: Low flush WC, Half tiled walls.



First Floor:

Landing: Gallery landing.

Bedroom 2: 19'2" x 16'6" (5.84 m x 5.03 m) Fitted wardrobes, Wash basin, Double radiator, Door to balcony.

En-Suite: Comprising; Bath, Separate shower cubicle, Bidet, Pedestal wash basin, Low flush WC, Tiled walls, Two heated towel rails.

Bedroom 3: 16'6" x 12'5" (5.03 m x 3.78 m) Coved ceiling, Double radiator, Door to balcony.

Master Bedroom: 19'0" x 18'9" (5.79 m x 5.71 m) Built in wardrobes, Coved ceiling, Double radiator, Door to

En-Suite 2: Comprising; Shower cubicle, Bath, Pedestal wash basin, Tiled walls, Heated towel rail/radiator.

Separate WC 2: Low flush WC.

Leading to:-

Roof Terrace: 22'8" x 9'11" (6.91 m x 3.02 m) Views across Stanley Park and Lawsons Field

Outside: Coved ceiling, Double radiator, Door to balcony.

Front and Side: Crazy paved patio with inset water feature, Flowerbeds to border, Numerous plants, shrubs and trees.

Rear: Enclosed rear gardens, Mostly as crazy paved patio, flowerbeds and numerous plants, shrubs and trees.

Parking: Integral garage plus parking to private driveway.

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 - G £4188.70 (2026/27)

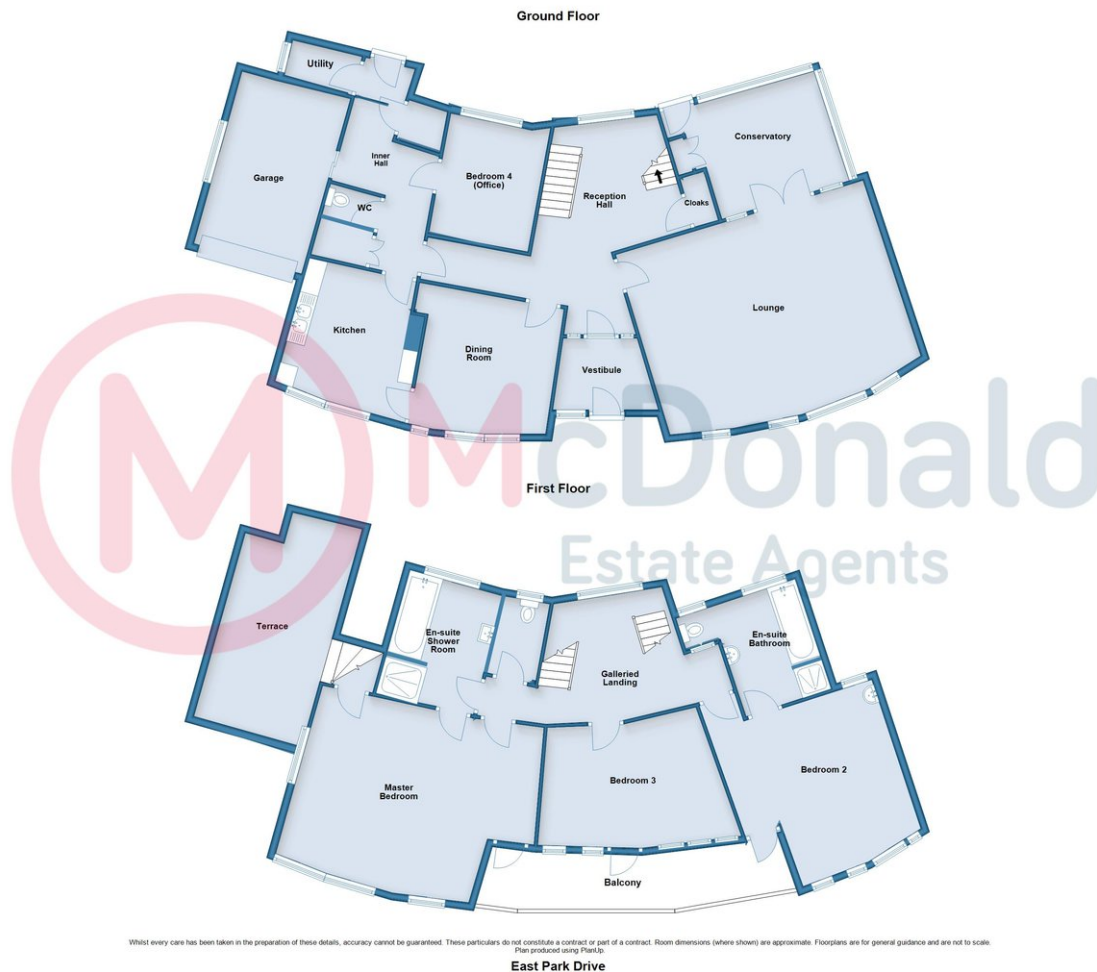


Directions: Travel south along Whitegate Drive. At the first set of lights turn left and bear immediate right into Mere Road. At the roundabout take the third exit right into West Park Drive. At the second roundabout at the crest of the hill take the first exit left into East Park Drive.

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		72
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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