



2 Carlton Grove, Blackpool, FY2 9LA

£159,950

Whilst this sizeable detached home would benefit from some further modernisation, it offers spacious and well-proportioned accommodation and is conveniently positioned between the seafront (approximately 300 yards) and Bispham Village centre (around 0.6 miles).

The property currently provides three generous double bedrooms, with a dressing room adjoining the master bedroom which was almost certainly a fourth bedroom previously and could easily be reinstated if required. In addition, there is a large four-piece family bathroom to the first floor.

To the ground floor, the property benefits from two particularly spacious reception rooms, along with a fitted kitchen and a second kitchen/utility area, which also includes an additional ground-floor WC.

- 3/4 Bedrooms
- TWO LARGE reception rooms
- Kitchen and Utility
- UPVC double glazing; Gas central heating
- Close to Seafront; Close to Bispham Village
- Requires further updating.

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Vestibule.

Hall:

Lounge: 15'0" x 10'4" (4.57 m x 3.15 m) Feature fireplace, Coved ceiling, UPVC double glazed bay window, Double radiator.

Second Lounge / Dining Room: 18'1" x 10'2" (5.51 m x 3.10 m) Feature fireplace, Coved ceiling, UPVC double glazed bay window, Two double radiators.

Kitchen: 10'1" x 6'7" (3.07 m x 2.01 m) Modern fitted wall and base cupboard units, Complementary roll edge worktops, Tiled splashback, Three UPVC double glazed window, Radiator. Open archway to:-

Kitchen / Utility: 7'6" x 6'7" (2.29 m x 2.01 m) Additional fitted wall and base cupboard units, Complementary roll edge worktops, Stainless steel sink, Plumbed for washing machine, Tiled splashback, UPVC double glazed window and rear door.

Ground Floor WC: Low flush WC and generous storage area.



First Floor:

Landing: UPVC double glazed window.

Bedroom 2: 12'8" x 10'3" (3.86 m x 3.12 m) UPVC double glazed window, Double radiator.

Bedroom 1: 12'6" x 10'4" (3.81 m x 3.15 m) UPVC double glazed window, Double radiator. Open archway:-

Dressing Room: 6'7" x 5'11" (2.01 m x 1.80 m) Fitted wardrobes and dresser, UPVC double glazed window.

Bedroom 3: 10'3" x 6'9" (3.12 m x 2.06 m) UPVC double glazed window, Radiator.

Bathroom: Comprising; Panelled bath with shower attachment, Separate shower cubicle, Low flush WC, Pedestal wash basin, Tiled walls, Wood effect laminate flooring, Two UPVC double glazed windows, Double radiator.



Outside:

Front: Mostly paved for ease of maintenance.

Rear: Concrete for ease of maintenance.

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: From our office travel along Warbreck Drive taking the second turning on the right into Daventry Avenue, left at the end into Edenvale Ave, Carlton Grove is the first turning on the left.

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		80
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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Plan produced using PlanUp.

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