



2 Windsor Road, Blackpool,
FY3 7SQ

£157,500

***** EXTENDED SEMI DETACHED IN POPULAR AREA *****

This semi-detached house has been **EXTENDED** to the kitchen area, now providing a **FOURTH** reception area as lounge, dining room, breakfast room as well as upvc **CONSERVATORY**.

There are also **THREE** bedrooms and modern bathroom, sunnier **SOUTH** facing rear gardens with an excellent level of privacy and invaluable **GARAGE** and off street **PARKING**.

- **THREE** bedrooms
- **THREE** receptions
- **PLUS** conservatory
- **FITTED** kitchen
- **Modern** bathroom
- **UPVC** double glazing
- **Gas** central heating
- **SOUTH** facing rear
- **Invaluable** **GARAGE**.

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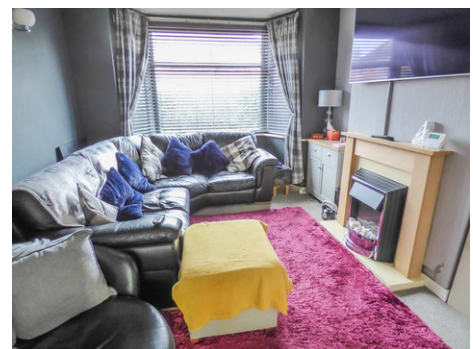
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Porch: Tiled floor, UPVC double glazed windows and front door.

Hall.

Lounge: 13'0" x 10'10" (3.96 m x 3.30 m) Fireplace with fire surround, UPVC double glazed bay window, Double radiator.

Dining Room: 12'6" x 10'8" (3.81 m x 3.25 m) Fireplace with fire surround and composite marble inset and hearth, Coved ceiling, Radiator. Double glazed patio doors to:-

Breakfast Area: 9'7" x 5'8" (2.92 m x 1.73 m) Understairs storage, UPVC double glazed window. Open to:-

Kitchen Area: 8'6" x 6'3" (2.59 m x 1.90 m) Modern range of fitted wall and base cupboard units, Complementary roll edge worktops, Stainless steel sink, Plumbed for washing machine, Built in double oven and grill, Hob with extractor hood, Part tiled walls, UPVC double glazed window and door.

Conservatory: 8'7" x 8'5" (2.62 m x 2.57 m) Wood effect laminate flooring, UPVC double glazed windows and patio doors.

First Floor:

Landing: UPVC double glazed window.

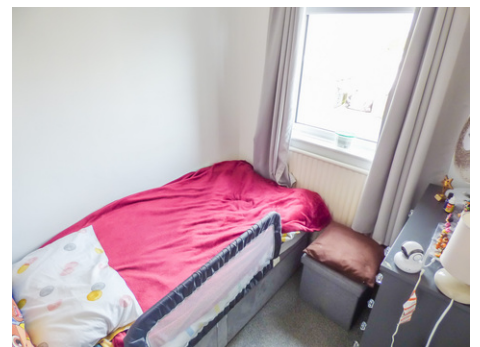
Bedroom 1: 13'4" x 10'1" (4.06 m x 3.07 m) Built in wardrobe, UPVC double glazed bay window, Double radiator.

Bedroom 2: 12'5" x 9'9" (3.78 m x 2.97 m) Built in wardrobes, UPVC double glazed window, Radiator.

Bedroom 3: 7'0" x 6'6" (2.13 m x 1.98 m) UPVC double glazed window, Radiator.

Bathroom: Comprising; Free standing bath with shower attachment and additional overhead shower unit, Pedestal wash basin, Tiled walls, UPVC double glazed window, Radiator.

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



Outside:

Front: Established with flowered beds.

Rear: Mainly lawned, Paved patio, Flowerbeds to border, Numerous established trees and shrubs, Excellent level of privacy.

Garage: Detached concrete sectional garage with an up and over door.

Heating: Gas central heating (Tested August 2023 Gas Safety Record available to view in the office).

Electric: Electric (Tested September 2021 Electrical Installation Condition Report available to view in the office).

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

Council Tax: Band - C - £1980.20 (2024/25)

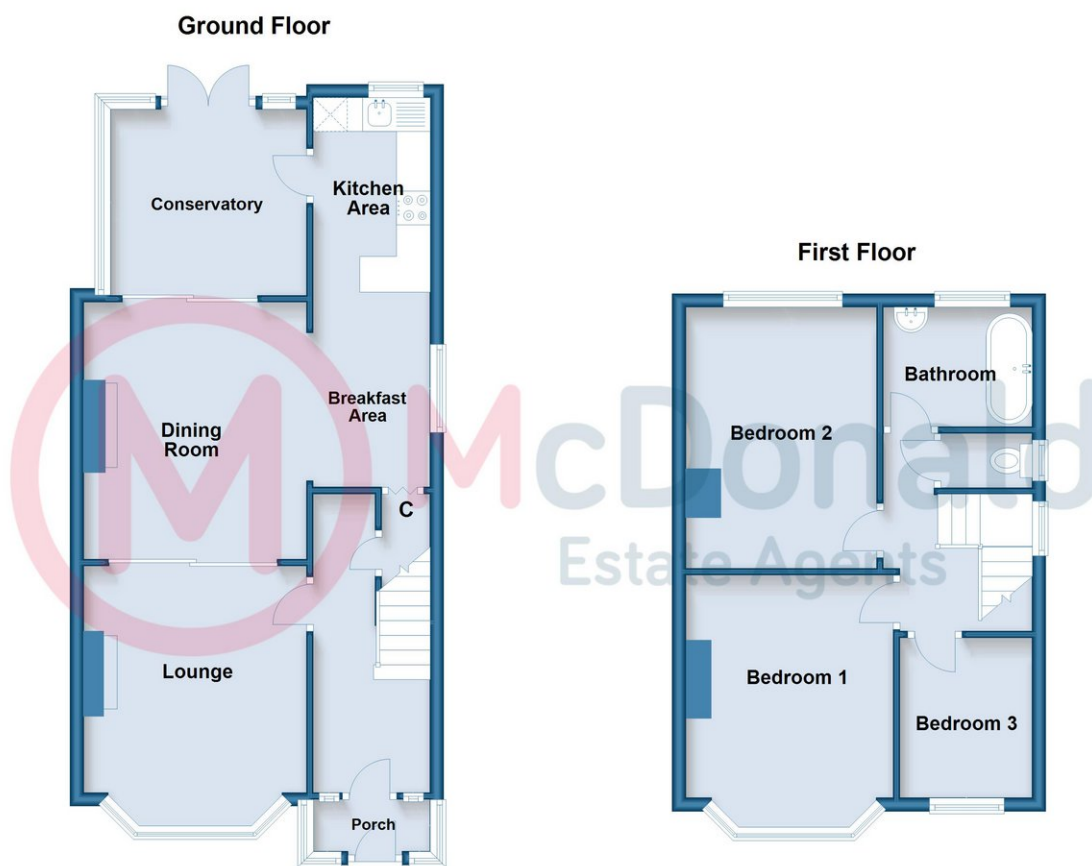


Directions: Take Newton Drive heading away from Blackpool, turn fifth left into Dobson Road, and first right into Windsor Road.

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		83
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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Windsor Road

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