



15 King Edward Avenue, Blackpool,  
Lancashire, FY2 9TA

**£174,950**

Currently registered as Hotel, No.15 offers thoroughly versatile accommodation set over three floors. To the ground floor, in addition to the Reception Hall, large Lounge and Kitchen, is a two Bedroom self contained Apartment with access to the Southerly facing rear Garden. Over the next two floors are NINE BEDROOMS, all with en-suite facilities. In a great spot with the Promenade at the end of the road, this property has been thoughtfully themed by the current owner and is superbly presented throughout. Needs to be seen.

- Reception Hall
- Large Lounge
- Kitchen
- Self Contained Ground Floor Flat
- NINE Bedrooms - all with en-suite facilities
- Southerly facing rear Garden
- Garage & Off Street Parking

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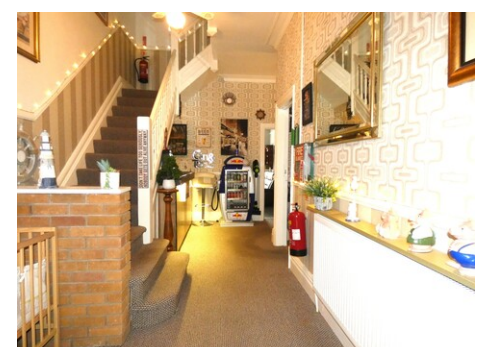
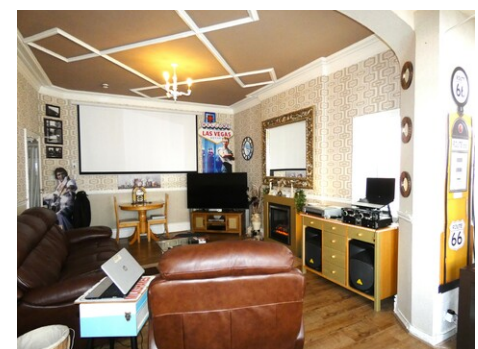
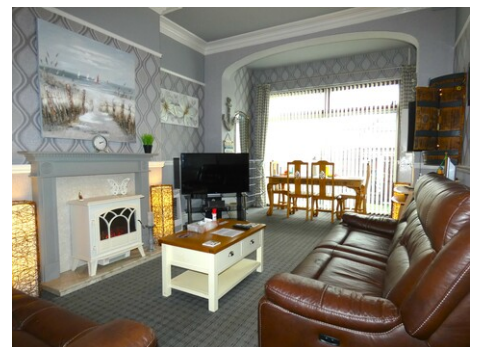
81-83 Red Bank Road, Bispham, FY2 9HZ

01253 398 498



sales@mcdonaldproperty.co.uk

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**Vestibule:** 9'0" x 6'1" (2.74 m x 1.85 m) Wood effect laminate flooring.

**Hall:** 21'4" x 8'5" (6.50 m x 2.57 m) Dado rail, Bar area.

**Lounge:** 26'0" x 13'3" (7.92 m x 4.04 m) Fireplace, Coved ceiling, Dado rail, TV point, Wood effect laminate flooring, UPVC double glazed windows.

**Kitchen:** 14'3" x 9'10" (4.34 m x 3.00 m) Wall and base cupboard units with complementary roll edge worktops, Double sink, single sink, Gas cooker point, Plumbed for washing machine, UPVC double glazed windows.



#### **Ground Floor Apartment:**

**Apartment Lounge:** 21'0" x 12'0" (6.40 m x 3.66 m) Fireplace, Coved ceiling, Picture rail, Dado rail, TV point, Double glazed patio doors, Radiator.

**Apartment Kitchen:** 10'0" x 6'3" (3.05 m x 1.90 m) Wall and base cupboard units, Single drainer stainless steel sink, Electric cooker point, Double glazed windows, Gas central heater boiler.



**Apartment Bedroom 1:** 12'2" x 11'1" (3.71 m x 3.38 m) Coved ceiling, TV point, UPVC double glazed patio doors, Radiator.

**Apartment 2:** 10'3" x 11'1" (3.12 m x 3.38 m) TV point, UPVC double glazed window, Radiator.

**Apartment Bathroom:** Three piece comprising; Panelled bath, Pedestal wash basin, Low flush WC, Built in shower cubicle, UPVC double glazed window.



#### **First Floor:**

##### **Landing.:**

**Bedroom 1:** 15'11" x 10'4" (4.85 m x 3.15 m) TV point, UPVC double glazed bay window, Radiator.

**En-Suite 1:** Built in shower cubicle, Pedestal wash basin, Low flush WC.

**Bedroom 2:** 10'9" x 8'5" (3.28 m x 2.57 m) UPVC double glazed window, Radiator.

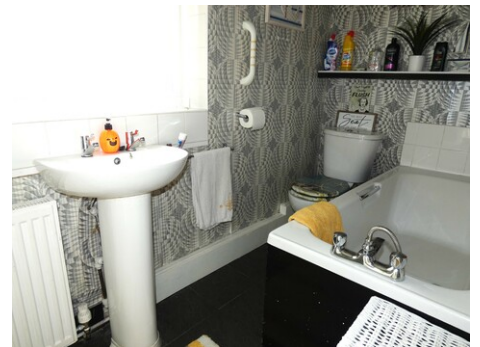
**En-Suite 2:** Built in shower, Pedestal wash basin, Low flush WC.

**Bedroom 3:** 19'9" x 12'0" (6.02 m x 3.66 m) Coved ceiling, TV point, UPVC double glazed bay window, Radiator.

**En-Suite 3:** Built in shower, Pedestal wash basin, Low flush WC

**Bedroom 4:** 10'0" x 9'0" (3.05 m x 2.74 m) UPVC double glazed window.

**En-Suite 4:** Built in shower cubicle, Pedestal wash basin, Low flush WC, UPVC double glazed window, Radiator.



## Second Floor:

**Landing:** Built in shower, Pedestal wash basin, Low flush WC.

**Bedroom 5:** 10'10" x 8'4" (3.30 m x 2.54 m) TV point, UPVC double glazed window, Radiator.

**En-Suite 5:** Step in shower, Pedestal wash basin, Low flush WC.

**Bedroom 6:** 9'10" x 10'8" (3.00 m x 3.25 m) UPVC double glazed window, Shower cubicle, Radiator.

**WC:** Low flush WC.

**Bedroom 7:** 10'8" x 9'1" (3.25 m x 2.77 m) UPVC double glazed window

**En-Suite 6:** Step in shower, Low flush WC, Pedestal wash basin.

**Bedroom 8:** TV point, UPVC double glazed window, Radiator.

**En-Suite 7:** Built in shower cubicle, Pedestal wash basin, Low flush WC.

**Bedroom 9:** 11'3" x 8'4" (3.43 m x 2.54 m) UPVC double glazed window, Radiator.

**En-Suite 8:** Built in shower, Pedestal wash basin, Low flush WC.

## Outside:

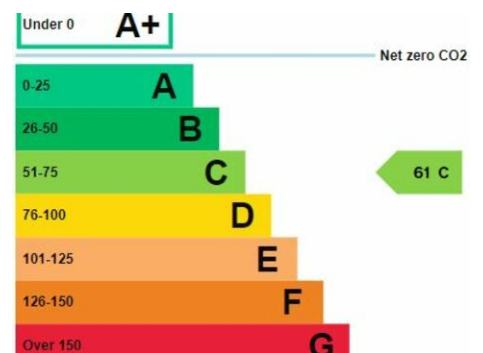
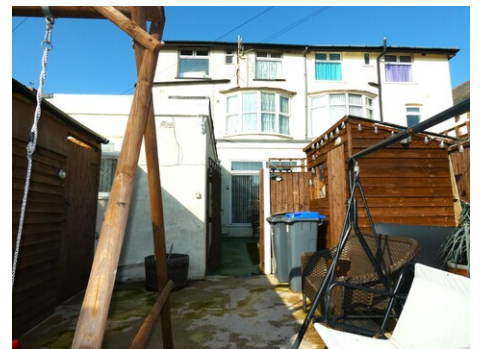
**Rear:** Southerly facing, Mainly concreted.

**Parking:** Off street parking and garage to the rear (with electric up and over door).

**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 - A £1447.30 (2023/24)



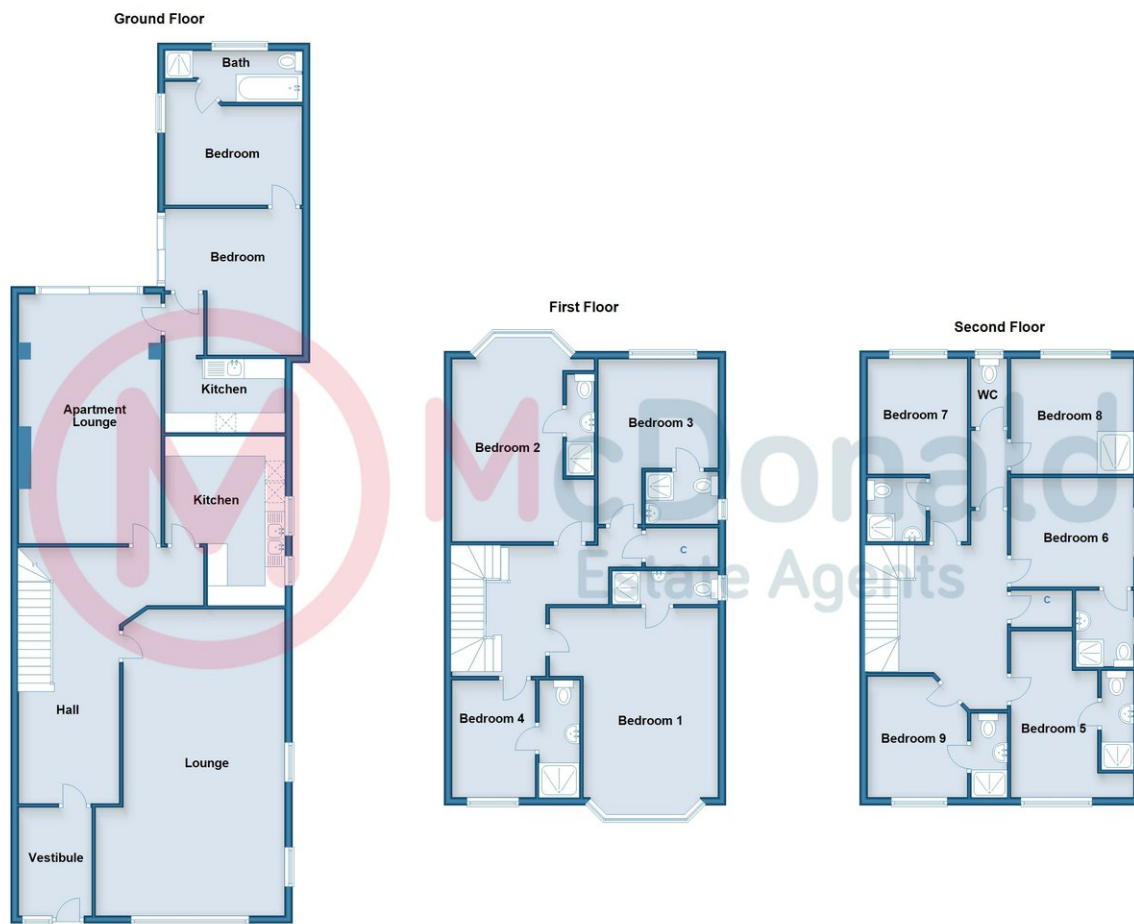
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**Directions:** From Red Bank Road take Warbreck Drive and travel for some distance, King Edward Avenue is the seventeenth right turning.

**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.



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Plan produced using PlanUp.

**King Edward Avenue**

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