



2 Tennyson Drive, Blackpool,
Lancashire, FY2 0GH

£240,000

Immaculately presented to show home standard, a credit to it's current owner!

This four bed, semi-detached town house is visibly well loved and cared for, and has been kept in pristine condition.

The property offers a fantastic space for hosting to the ground floor, with large kitchen, separate dining room and gorgeous sun room onlooking the rear garden. Whilst the two upper floors provide spacious, cosy accommodation where you will find a lounge, four bedrooms and family bathroom supplemented by an en-suite to the master bed.

Heading outside, the front of the property offers ample off street parking for two vehicles PLUS additional parking space at the side of the house in front of the garage. The rear garden SOUTH FACING, private, and low maintenance.

Located in a quiet residential estate, tucked away in Bispham!

- Immaculately presented
- Stunning, modern décor throughout

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- **Immaculately presented**
- **Stunning, modern décor throughout**
- **Spacious accommodation set over three floors**
- **Ground floor W/C**
- **Four bedrooms**
- **Sun room**
- **Juliette balcony**
- **SOUTH FACING rear garden**
- **Off street parking for multiple vehicles**
- **Garage**



Hall: () Composite front door, Stairs to first floor, Understairs storage cupboard, Ceiling lights, Radiator.

Dining Room: 11'6" x 10'4" (3.51 m x 3.15 m) UPVC double glazed window, Radiator.

Ground Floor WC: () Low Flush WC, Wash basin, Ceiling light with extractor fan, UPVC double glazed window, Radiator.

Kitchen: 14'8" x 9'11" (4.47 m x 3.02 m) Range of wall and base cupboard units with complementary worktops, Stainless steel sink and drainer, Integrated oven, microwave and dishwasher, Plumbed for washing machine and space for tumble dryer, Hidden bespoke pantry cupboard providing significant storage, Space for American fridge freezer, Tiled floor, Internal double glazed window. Open to:-



Sun Room: 14'8" x 9'1" (4.47 m x 2.77 m) UPVC double glazed windows, UPVC double glazed French doors to rear garden, Tiled floor, Radiator.

First Floor: ()

Landing: () Storage cupboard.



Lounge: 14'8" x 11'6" (4.47 m x 3.51 m) Wall mounted electric fire with LED lights, UPVC double glazed windows, UPVC double glazed patio doors to Juliette balcony, Radiator.

Bedroom 1: 14'8" x 10'0" (4.47 m x 3.05 m) Fitted wardrobes and vanity unit, UPVC double glazed window, Radiator.

En-Suite: () Three piece suite comprising; Walk in shower cubicle, Low flush WC, Wash basin, Tiled walls and floor, UPVC double glazed window.

Second Floor: ()

Landing 2: () Storage cupboard



Bedroom 4: 11'9" x 6'7" (3.58 m x 2.01 m) UPVC double glazed window, Radiator.

Bathroom: () Four piece suite comprising; Walk in shower cubicle, Panelled bath, Low flush WC, Wash basin, Tiled walls and floor, UPVC double glazed window, Towel heater radiator.

Outside: ()

Front: () Slate chipping drive to the front for two vehicles, Lawn with decorative flower borders and mature shrubs/plants.

Rear: () Low maintenance and private rear garden with artificial lawn, Decked seating area, Flower borders, Paved pathway to rear access.

Garage: () Brick built garage with an up and over door, Power and lighting. Additional parking space in front of the garage.

Heating: () Gas central heating (NOT TESTED),

Tenure: () Four piece suite comprising; Walk in shower cubicle, Panelled bath, Low flush WC, Wash basin, Tiled walls and floor, UPVC double glazed window, Towel heater radiator.

Council Tax: () Band - D £2277.00 (2024/25)

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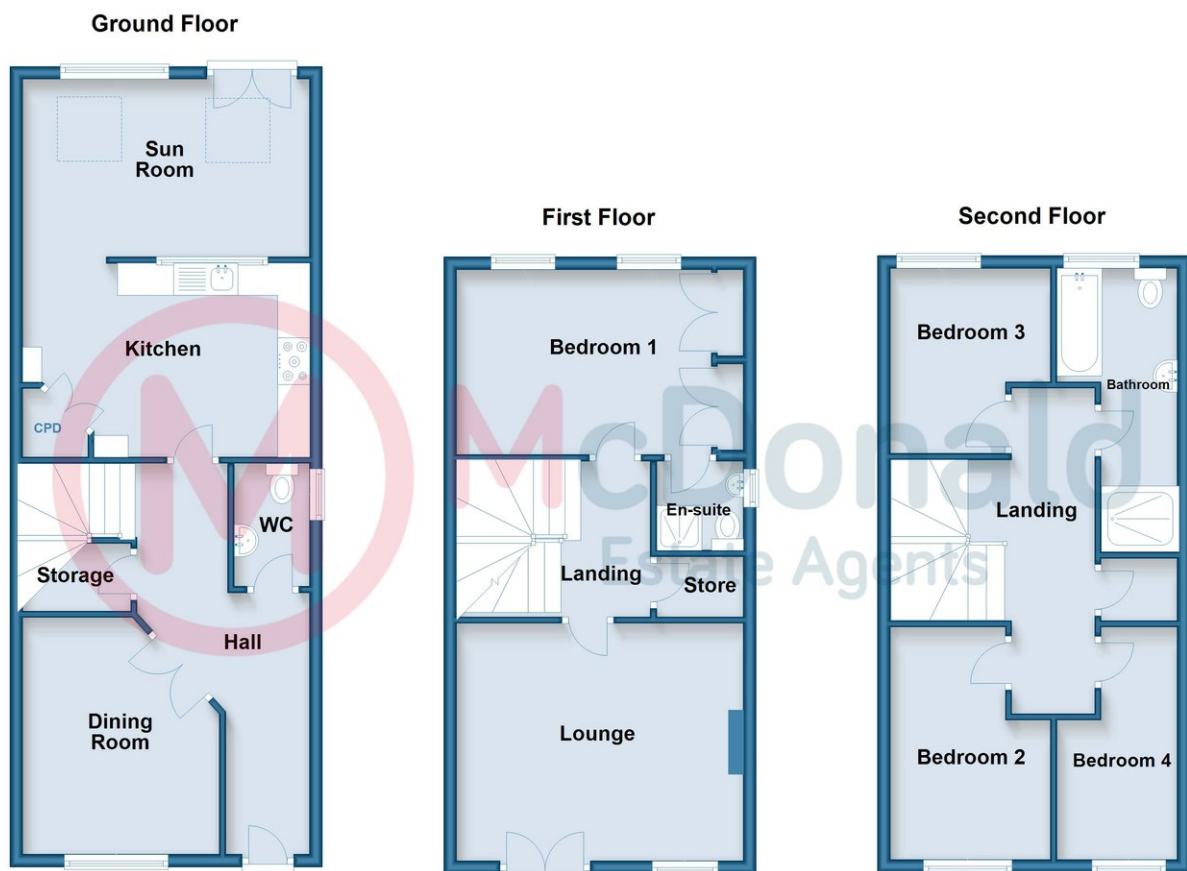


Directions: From our office on Red Bank Road proceed inland, travel straight across the roundabout and through the village, at the bottom turn left into Ashfield Road. Turn right at the mini roundabout into Kincaig Road and finally left at the mini roundabout into Tennyson Drive.

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	69	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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