



4 St. James Road, Blackpool,
Lancashire, FY4 2HZ

£140,000

***** Linked DETACHED close to AMENITIES *****

This linked **DETACHED** home has been extended and provides a well presented family home literally on the doorstep of the numerous shops and amenities of Highfield Road.

In brief, there is a main lounge to the front and a **SECOND** lounge to the rear, open to the **DINING** area which is in turn open to the **MODERN** fitted kitchen which is supplemented by **UTILITY** areas to the outbuildings.

To the first floor are **THREE** bedrooms and a **MODERN** bathroom **PLUS** the shower room to the ground floor.

Additional features are the **UPVC** double glazing, Gas central heating and the small **WEST** facing courtyard to the rear.

- **THREE** bedrooms
- Lounge
- **SECOND** lounge
- **DINING AREA**
- **MODERN** fitted kitchen
- **MODERN** bathroom **PLUS** shower room

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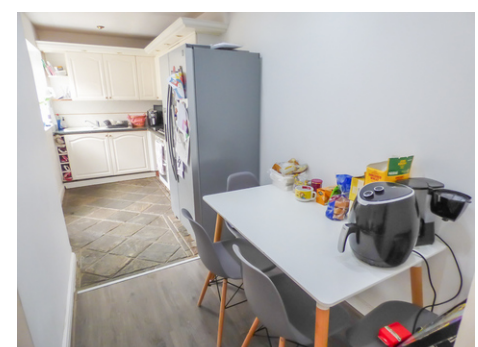
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- **UPVC double glazing**
- **Gas central heating**
- **Within 30 yards of LOCAL amenities**

Hall: UPVC double glazed window and front door, Wood effect laminate flooring, Radiator.

Shower Room: Modern shower 'wet' room comprising; Shower area, Wash basin, Low flush WC, Fully tiled, Panelled ceiling, Heated towel rail, UPVC double glazed window, Radiator.

Lounge: 14'1" x 11'2" (4.29 m x 3.40 m) Wood effect laminate flooring, UPVC double glazed bay window, Radiator.

Second Lounge: 12'9" x 11'2" (3.89 m x 3.40 m) Feature fireplace with living flame coal effect gas fire, Coved ceiling, Wood effect laminate flooring, Double glazed window, Radiator. Open archway to:-

Dining Area: 9'2" x 6'7" (2.79 m x 2.01 m) Wooden effect laminate flooring, Open to :-

Kitchen: 8'2" x 7'3" (2.49 m x 2.21 m) Modern fitted wall and base cupboard units, Complimentary roll edge work tops, Built in Oven, Hob and Extractor hood, Colour co-ordinated 1 1/2 bowl sink, UPVC double glazed window and rear door, Stone tiled floor, Part tiled walls.

First Floor:

Landing:

Bedroom 1: 14'1" x 10'3" (4.29 m x 3.12 m) Coved ceiling, Wood effect laminate flooring, UPVC double glazed bay window, Radiator.

Bedroom 2: 12'10" x 10'4" (3.91 m x 3.15 m) Wood effect laminate flooring, UPVC double glazed window, Radiator.

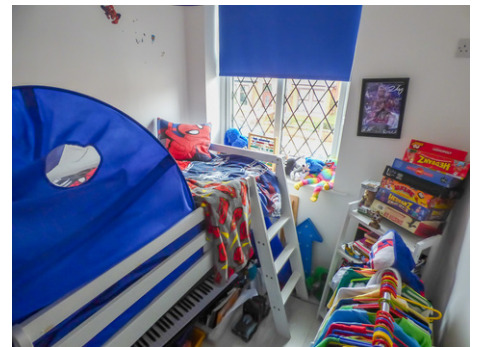
Bedroom 3: 7'2" x 6'6" (2.18 m x 1.98 m) Wood effect laminate flooring, UPVC double glazed window.

Bathroom: Comprising; Panelled bath with overhead shower attachment, Pedestal wash basin, Low flush WC, Tiled walls and floor, Double glazed window, Heated towel rail, Radiator.

Outside:

Front: Brick / Block paved for ease of maintenance

Rear Garden: Small concrete courtyard with outbuildings for storage and as utility area and additional storage area.



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 £2024.00 (2024/25)

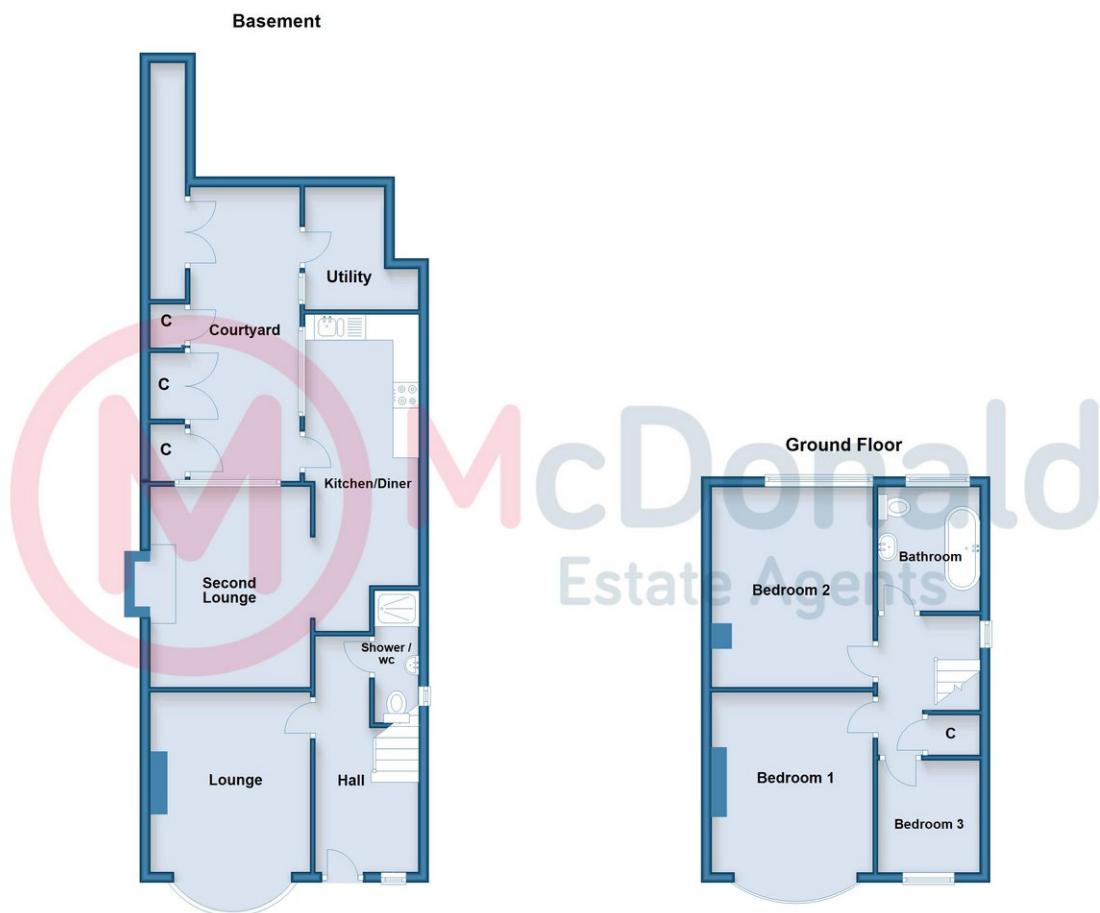


Directions: Take St Annes Road heading south, travel for some distance, continue over the main traffic light junction with Watson Road, take the third right turning into St Martin's Road and finally second left into St James Road.

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			
(92-100)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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Plan produced using PlanUp.

St. James Road

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