



2 Eastbourne Road, South Shore,
Blackpool, FY4 1LG

£171,500

Fantastic, spacious family home located in the South Shore area!

This property offers the best of both worlds with the ground floor hosting a cosy lounge at the front, and then a modern, open plan kitchen/diner to the rear leading to a converted garage (via utility space) which has been transformed to a home bar - complete with beer garden!!

Heading upstairs, you will find three generous bedrooms plus family bathroom.

This end-terraced property is situated on a corner plot, and boasts brilliant off street parking facilities for multiple vehicles with driveway PLUS secured parking spot to the side.

- End terraced
- Corner plot
- THREE reception rooms
- Converted garage - HOME BAR
- Modern kitchen/diner
- Utility area
- Three bedrooms
- Ample off street parking

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Hall: Under stairs storage, Stairs to first floor, Radiator.

Lounge: 12'10" x 9'7" (3.91 m x 2.92 m) Gas fire with feature surround, Coved ceiling, Laminate flooring, UPVC double glazed bay window, Radiator.

Dining Kitchen: 20'10" x 10'9" (6.35 m x 3.28 m) Wall and base cupboard units with complementary work surfaces and breakfast bar, Stainless steel sink and drainer, Integrated gas hob and oven, Integrated dishwasher, Space for washing machine, Space for fridge freezer, Spotlights, Coved ceiling, Tiled splash back, Laminate flooring, UPVC double glazed bay window, Radiator.

Utility Room: 10'6" x 6'0" (3.20 m x 1.83 m) UPVC lean to, Space for tumble dryer, Leading to converted garage, UPVC double glazed window, UPVC door to rear.

Converted Garage/Bar: 16'7" x 8'5" (5.05 m x 2.57 m) Fitted bar area, UPVC double glazed window to side.

First Floor:

Bedroom 1: 12'9" x 10'8" (3.89 m x 3.25 m) Range of fitted wardrobes/storage, UPVC double glazed window, Radiator.

Bedroom 2: 11'8" x 10'5" (3.56 m x 3.17 m) UPVC double glazed bay window, Radiator.

Bedroom 3: 9'3" x 5'9" (2.82 m x 1.75 m) UPVC double glazed window, Radiator.

Outside:

Front: Enclosed forecourt garden laid to lawn.

Side: 'Beer garden' courtyard.

Parking: Block paved driveway leading to private fenced in parking spot for multiple vehicle access via double gate driveway.

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.

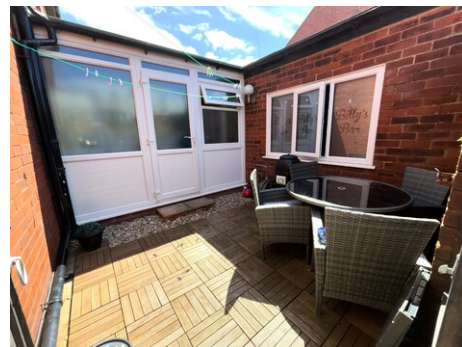
Council Tax: Band - B £1771.00 (2024/25)



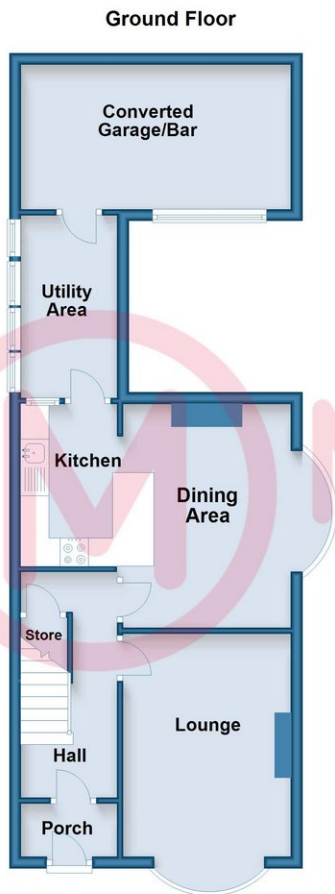
Directions: Travel south along Whitegate Drive, at Oxford Square proceed straight ahead, bearing right into Waterloo Road. At the first major junction continue over onto Marton Drive continue to the next set of lights bear right into Watson Road, proceed along to the traffic lights and turn left. Take the fourth right into Rosebery Avenue where Eastbourne can be found second 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		81
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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Plan produced using PlanUp.

Eastbourne Road

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