



2 Back Clarendon Road,  
Blackpool, FY1 6EF

**£84,950**

**\*\*\* REFURBISHED HOME with INVALUABLE PARKING \*\*\***

This semi-detached home has recently undergone a recent refurbishment and now presents a compact but beautiful home with contemporary décor and fittings.

With TWO bedrooms, a **STYLISH** fitted kitchen and modern shower room, UPVC double glazing and gas central heating. Externally the front garden provides invaluable gated **OFF-STREET PARKING**. The property is situated within just 150 yards of **LOCAL** shops and 0.2 miles of the **PROMENADE**.  
No onward chain.

- TWO bedrooms
- Lounge
- **STYLISH** kitchen
- **MODERN** bathroom
- UPVC double glazing
- Gas central heating
- Off-street **PARKING**
- Within 0.2 miles of **PROMENADE**

Award winning property sales since 1948.



**McDonald**  
Estate Agents

**Fylde Coast Property Hub**

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

01253 398 498



sales@mcdonaldproperty.co.uk

www.mcdonaldproperty.co.uk



**Lounge:** 13'11" x 12'0" (4.24 m x 3.66 m) UPVC double glazed front door, Wood effect laminate flooring, Coved ceiling, Staircase, Low voltage downlighting, Two UPVC double glazed windows, Double radiator.



**Kitchen:** 11'0" x 5'10" (3.35 m x 1.78 m) Stylish range of fitted wall and base cupboard units, Complementary roll edge worktops, Built in oven and hob with extractor hood, Plumbed for washing machine, Coved ceiling, Low voltage downlighting, UPVC double glazed window and rear door, Radiator. Built in cupboard with gas and electric meters and UPVC double glazed window.



**Landing:** Built in storage cupboard also housing combi gas central heating boiler.

**Bedroom 1:** 13'11" x 7'10" (4.24 m x 2.39 m) Coved ceiling, UPVC double glazed window, Double radiator.

**Bedroom 2:** 8'8" x 6'1" (2.64 m x 1.85 m) UPVC double glazed window, Radiator.

**Shower Room:** Modern shower room comprising; Large shower cubicle, Low flush WC, Vanity wash basin, Feature walls, Tiled floor, UPVC double glazed window.



#### **Outside:**

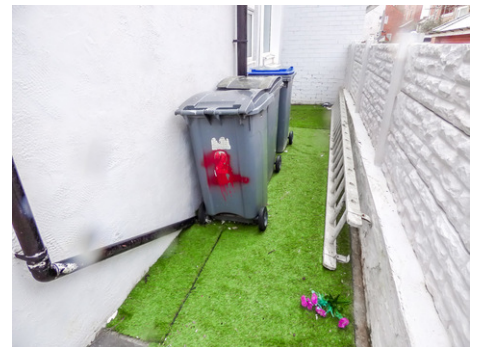
**Front:** Paved and concreted.

**Side:** Small side garden with artificial lawn.

**Parking:** Invaluable off street parking to the front garden 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 - A £1518.00 (2024/25)



Award winning property sales since 1948.





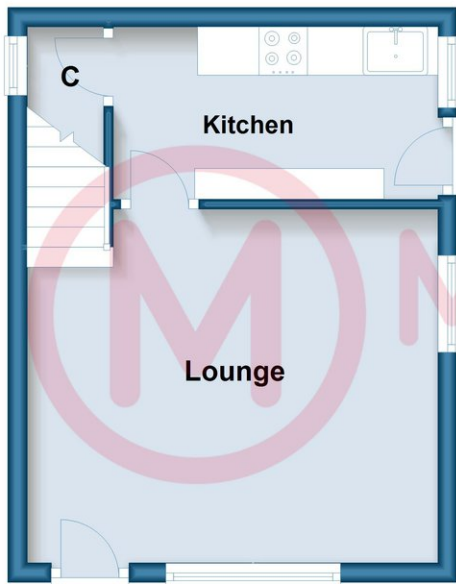
**Directions:** From Blackpool tower proceed south along the Promenade. At Manchester Square bear left into Lytham Road and take your fourth left into Clarendon Road and finally first left into Back Clarendon Road.

**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) <b>A</b>			
(81-91) <b>B</b>			87
(69-80) <b>C</b>		63	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

**Ground Floor**



**First Floor**



Whilst every care has been taken in the preparation of these details, accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. Room dimensions (where shown) are approximate. Floorplans are for general guidance and are not to scale. Plan produced using PlanUp.

**Back Clarendon Road**

Are YOU thinking of selling?  
 Call McDonald Estate Agents NOW, for  
 your FREE market appraisal.

Award winning property sales since 1948.

