



93 Sharow Grove, Blackpool,
FY1 5NE

£124,950

This extended end-garden terraced home offers versatile accommodation with excellent potential, both inside and out.

The main house features **THREE** bedrooms, **TWO** reception rooms, and an extended fitted kitchen, along with a separate **UTILITY** room and an additional external utility/store room, providing plenty of practical storage space.

To the rear, a **LARGE** outbuilding (currently requiring repair) is arranged as **THREE** rooms plus a shower room, offering exciting potential for a variety of uses, subject to any necessary consents. It could be ideal for those working from home, in need of a workshop, hobby space, or extensive storage.

A property with flexible living space and fantastic potential that simply must be viewed to be fully appreciated.

- **THREE** bedrooms
- **TWO** reception rooms
- **FITTED** kitchen
- **Separate UTILITY**
- **Modern bathroom**

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- **HUGE OUTBUILDING**
- **UPVC double glazing**
- **Gas central heating**
- **No chain**



Hall: UPVC double glazed front door, Staircase.

Lounge: 13'4" x 11'3" (4.06 m x 3.43 m) Media wall with displays, UPVC double glazed window, Radiator. Open archway to:-

Dining Area: 10'2" x 8'11" (3.10 m x 2.72 m) Tiled floor, UPVC double glazed window, Double radiator. Directly open to:-

Rear Vestibule: Understairs storage, Tiled floor, UPVC double glazed rear door.

Kitchen: 13'3" x 7'1" (4.04 m x 2.16 m) Stylish fitted base units, Complementary worktops, Built in oven and hob with extractor hood, Stainless steel sink, Tiled splashback, Three UPVC double glazed windows. Leading to:-

Utility: 5'7" x 4'3" (1.70 m x 1.30 m) Plumbed for washing machine, Gas central heating boiler.

Utility 2: 9'0" x 4'0" (2.74 m x 1.22 m) Secondary external utility room, Panelled walls, Quarry tiled floor, UPVC double glazed windows and door.



First Floor:

Landing.

Bedroom 1: 11'11" x 9'6" (3.63 m x 2.90 m) UPVC double glazed window, Double radiator.

Bedroom 2: 9'11" x 9'6" (3.02 m x 2.90 m) Radiator.

Bedroom 3: 8'6" x 5'5" (2.59 m x 1.65 m) Built in display/cupboards, UPVC double glazed window.

Bathroom: Comprising: Panelled bath with overhead shower and screen, Pedestal wash basin, Low flush WC, UPVC double glazed window.



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Outside:

Front: Forecourt garden.

Rear: Deceptively spacious rear gardens with superb level of privacy. Small crazy paved patio, Large composite decked area, Several established trees. Leading to:-

Summerhouse/Office: Large outbuilding, UPVC double glazed windows and doors. Arranged as:-

...Lounge Area: 9'4" x 8'8" (2.84 m x 2.64 m) UPVC double glazed window.

...Office Area: 13'5" x 8'8" (4.09 m x 2.64 m) UPVC double glazed patio doors, incorporating:-

...Bedroom Area: 8'10" x 8'8" (2.69 m x 2.64 m) UPVC double glazed window.

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.

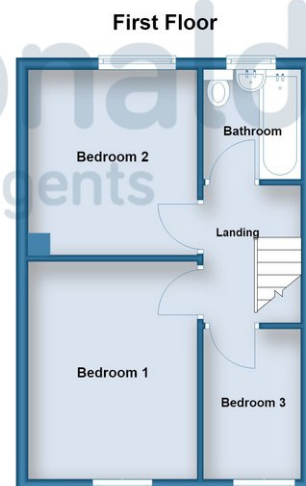
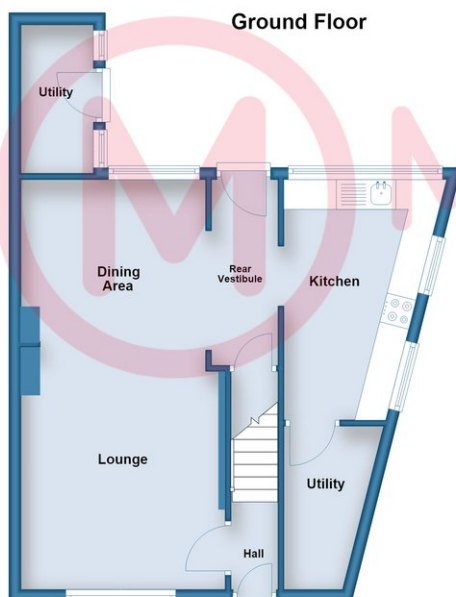
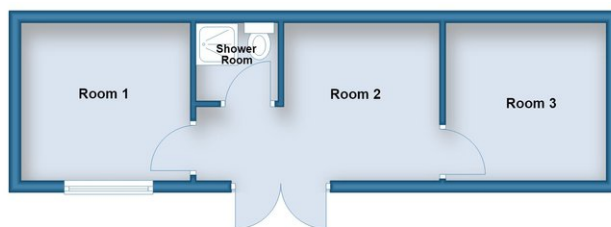
Council Tax: Band - A £1675.48 (2026/27)



Directions: Travel south along Whitegate Drive and right turn into Condor Grove, At the traffic lights turn left into Park Road. Sharow Grove is the first turning on your right hand side.

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.

Sharow Grove

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