



2a The Crescent, Blackpool, FY4 1EQ

£179,995

This **SUPERB 'turn-key'**, semi-detached house has been extended into the loft space and is beautifully presented throughout, with **STUNNING CONTEMPORARY** décor and stylish finishes.

The generous main lounge is complemented by a more **OPEN PLAN** living and dining kitchen, featuring a contemporary fitted kitchen, second lounge area and a fantastic little **BAR AREA**. Bi-fold doors open directly onto the **SUNNY SOUTH/WEST FACING** rear gardens, creating a wonderful space for entertaining and relaxing.

To the first floor are **THREE BEDROOMS** and a **MODERN THREE-PIECE BATHROOM**, with one of the bedrooms benefiting from a staircase leading to the impressive second-floor **LOFT ROOM**.

Externally, the property provides **OFF-STREET PARKING** and enjoys an excellent location, situated within approximately **500 YARDS OF THE SEAFRONT**.

INTERNAL VIEWING IS HIGHLY RECOMMENDED.

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- **Three Bedrooms PLUS loft room**
- **Lounge**
- **Open plan DINING kitchen**
- **Sunnier SOUTH/WEST rear**
- **STYLISH fitted dining kitchen**
- **Off street PARKING**
- **Just 500 yards to SEAFRONT**
- **E.V. Point**
- **No Chain**

Hall: UPVC double glazed windows and composite front door, Meter cupboard, Staircase, Feature radiator, Coved ceiling.

Ground Floor WC: Low flush WC, Wash basin, Tiled walls and floor, Built in storage cupboard, UPVC double glazed window.

Lounge: 15'3" x 12'4" (4.65 m x 3.76 m) Coved ceiling, UPVC double glazed bay window, Radiator.

Dining Kitchen: 19'3" x 15'0" (5.87 m x 4.57 m) Superb open plan dining kitchen also incorporating a small bar area.

...Dining Area/Bar: Coved ceiling, Polished floorboards, Built in bar, Double glazed bi-fold doors, Radiator. Directly open to:-

...Kitchen Area: Stunning range of contemporary wall and base cupboards, Colour coordinated one and a half bowl sink, Built in oven and hob with extractor hood, Tiled splashback, Polished wood flooring, UPVC double glazed window.

First Floor:

Landing: UPVC double glazed window.

Bedroom 1: 15'1" x 11'1" (4.60 m x 3.38 m) UPVC double glazed bay window, Radiator.

Bedroom 2: 15'2" x 12'6" (4.62 m x 3.81 m) Built in utility cupboard, Staircase to the second floor, UPVC double glazed patio doors to balcony, Double radiator.

Balcony: Timber deck balcony on the sunnier west facing aspect.

Bedroom 3: 8'4" x 7'9" (2.54 m x 2.36 m) UPVC double glazed window, Radiator.

Bathroom: Modern three piece bathroom comprising; Combination 'P' shaped bath, Vanity wash basin, Low flush, Beautiful tiled walls and floor, UPVC double glazed window, Heated towel rail/radiator, Underfloor heating.



Second Floor:

Loft Room: 19'6" x 12'0" (5.94 m x 3.66 m) Eaves storage cupboards, Two double glazed skylight windows, Radiator.

Outside:

Front: Stone paved.

Rear: Lower maintenance garden area to the sunnier south-west facing aspect. Composite deck, Artificial lawn, Raised flowerbed.

Parking: Off Street parking to the front.

Heating: Gas central heating (NOT TESTED).

Gas: Gas tested July 2026. (Gas safety Record available to view in the office).

Tenure: We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - B £1954.73 (2026/27)

Additional Information: The property is available virtually as is, with numerous items of fixtures, fittings and furniture being available.(subject to negotiation).

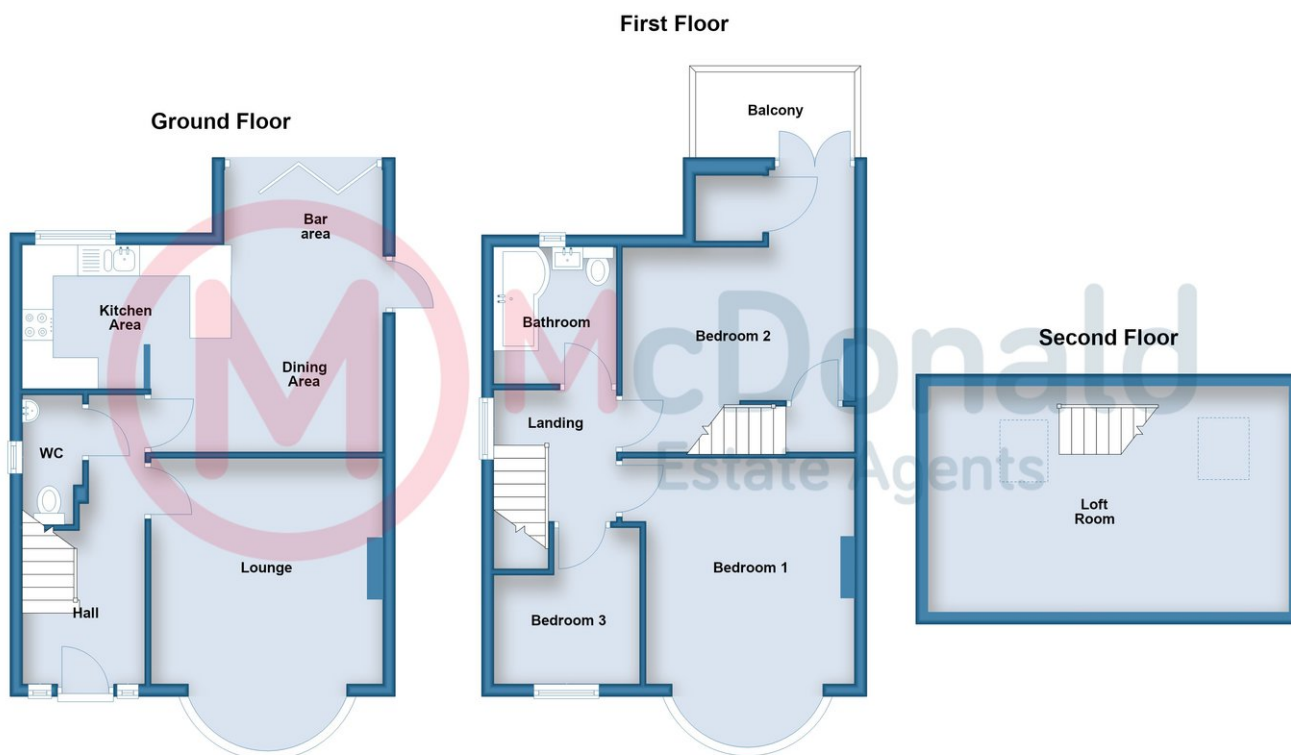


Directions: Travel south along Whitegate Drive. At Oxford Square proceed straight ahead, bearing right into Waterloo Road. At the next junction turn left into Hawes Side Lane then sixth right again into Watson Road. At the first major junction carry over and The Crescent can be found third on your left.

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		76
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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The Crescent

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